



**MINUTES OF THE MEETING OF AYLSHAM TOWN COUNCIL
HELD IN AYLSHAM TOWN HALL,
ON TUESDAY 14th NOVEMBER 2023 at 6.00 p.m.**

PRESENT:

Trevor Bennett Chairman	Mary Evans
David Anderson	Catherine Fletcher
Joan Bennett	Kay Montandon
Cheryl Bould	Annette Overton
Kevin Cunnane	Pat Prekopp
Dave Curtis	

Sue Lake - Town Clerk
Approx 50 members of the public

1. TO RECEIVE APOLOGIES

Apologies were received from Lloyd Mills

2. DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

None made

3. INTRODUCTION FROM CHAIRMAN

The chairman introduced the meeting advising that this meeting will run differently to a usual Town Council Meeting. The meeting will cover one topic, a planning application, and the various aspects of the application will be discussed in turn.

Members of the public would be invited to speak after each section to make comments, ask questions or seek clarification.

One thing that was stressed is that there is virtually no chance to stop building completely as the site has been through various stages of consultation to be included in the emerging Greater Norwich Local Plan.

4. INTRODUCTION TO PLANNING APPLICATION 2023/3003 BURGH ROAD

The application is for:

Hybrid planning application comprising:

1. Full Planning Application for construction of 242 dwellings (including affordable homes), garages, parking, vehicular access onto Burgh Road, open spaces, landscaping, drainage and other associated infrastructure.

2. Outline Planning Application for land for a Primary School, with all matters reserved except access.

Land Adjacent Aegel House Burgh Road Aylsham Norfolk.

5. BACKGROUND TO NEW DEVELOPMENT IN AYLSHAM

The site at Burgh Road was included and consulted on at the Regulation 18 stage of the GNLP discussions and was also in the Regulation 19 consultation. There is currently a consultation on the main amendments made by the Planning Inspectorate but the changes are fairly minor except with regard to the A140 crossing. This is now cemented in the policy for this site.

The application will not be able to be determined until after the Nutrient Neutrality issue has mitigation available. A date for that is not yet known.

6. TO CONSIDER DETAILED ASPECTS OF THE APPLICATION

Numbers of Properties

The development will consist of 242 dwellings – these will be split with 162 for private purchase and 80 as affordable homes. The actual application states 79 but the Housing Enabling Officer at Broadland has stated that the percentage has to be rounded up to 80 not rounded down to 79.

There are houses of various sizes but very few bungalows. Any bungalow that is included has been placed alongside Rippingall Road and are not for private buyers. It was felt that some people living in larger family homes would welcome the opportunity to downsize to a smaller bungalow and therefore there should be some bungalows available for private purchase.

Affordable Housing

As stated earlier the number will be 80 units of varying sizes. It was always hoped that new developments could be ‘tenure blind’ i.e. you would not be able to distinguish between affordable homes and private homes. However, the planning officer advised this is not a reality as the developers tend to use different standards of materials and design on affordable homes.

However, it was felt that the current placing of affordable homes should be amended and they should be integrated through the site rather than in blocks as at present.

Design

One comment on the planning site states ‘The design of the buildings is generic in the extreme – they are the typical ‘standard lower value offering’ from this particular builder which can be seen repeated in dozens of locations. There is no sense of place or sense of the vernacular that respects and characterises this special and historic conservation town of Aylsham. The designs could be taken from anywhere in England and have no quality or design merit what so ever.’ It was felt that the designs were very generic and showed little flair or imagination. Members felt the developers had only looked at Bure meadows which is not reflective of the town as a whole. The designs submitted with the plans were scant in visual detail and did not reflect how the development would look once built as all were shown in isolation so did not indicate what the actual spacing would be.

Some of the requirements of the Aylsham Neighbourhood Plan do not appear to be incorporated such as garage blocks, bin provision and dementia friendly aspects.

Transport including footpaths and roads

The development would have to provide a 'safe' crossing of the A140. The current proposal is for this to be light controlled. It was felt this should be provided at an early stage of development.

There is also a comment in the Transport report on the possible need for improvements to the west end of Burgh Road. This would fit in with the adopted Transport strategy of the Town Council.

It was also felt that 4.8m was too narrow for roads and these should be extended and it was also felt there is a requirement for a fire truck assessment for the complete estate.

The gate to Rippingall Road is not required and could lead to issues with school traffic in the future and should therefore be removed.

The footpath alongside Aegel Gardens leads to Burgh Road but once there the footpath to walk into town is the other side of the road. The validity of this was questioned.

Open Spaces

The very large attenuation ponds should not be considered as part of the open space as these are not useable by the public. There was concern at the proximity of the play area to these ponds as there was no indication what safety measures would be available. There was a general request for more trees especially along the A140 boundary as trees are considered one of the best methods of reducing noise.

Water and waste Issues

It was generally felt that this was one of the major issues with this development.

The prospect of flooding on or near the site was a real concern. Although there is capacity for the waste at the Anglian Water plant there is not the capacity to deal with it and treat it and therefore there are regular releases of raw sewage into the River Bure. It was felt that strong pressure must be made to Anglian Water to address this before the houses are occupied and this could be placed as a condition. There are already issues with flooding in Aegel Gardens, Bure Meadows and Buxton Road and this development will only enhance these. There is also concern over the smell from the sewage works and the number of vehicles entering and leaving the site throughout the day and night.

Climate Issues

There are some indication of what climate measures are likely to be introduced into the buildings but many felt these were not enough. There is no indication of the installation of any solar panels. There is also concern over the noise from the many heat pumps to be installed.

School Provision

The Town Council had received information from the Education Department which showed a general drop in the birth rate which could mean that they felt the new school was not required. However, this was also based on old information, only allowing for one new development in Aylsham. The Education Officer had also since

reviewed the impact of the previous developments which showed a higher than average level of children compared to similar estates.
It was felt that it was very important that the school should be provided and the land set aside for this should be protected from development for several years to ensure this did happen.

7. ADDITIONAL COMMENTS FROM MEMBERS OF THE PUBLIC

Most of the comments had been made during the meeting and nothing further was added.

8. TO RECEIVE COMMENTS FROM POLICE, COUNTY AND DISTRICT COUNCILLORS

Sue Catchpole advised that the plan had been called in so would defiantly go before the planning committee.

9. TO AGREE DRAFT RESPONSE FROM AYLSHAM TOWN COUNCIL

It was proposed and **AGREED** that the Town Council responds to this application using the points detailed within these minutes.

10. TO CONSIDER OTHER PLANNING APPLICATIONS

2023/3138

Dell Farm, Heydon Road

Installation of an additional 120 solar panels

Members were concerned that this is out of keeping with the area but had no grounds for refusal so **AGREED** not to comment.

11. DATE OF NEXT MEETING

This was confirmed as **Wednesday December 6th 2023** at 7.00pm

CLOSURE OF THE MEETING

There being no further business, the Chairman closed the meeting at 8.20p.m.

Minutes Agreed..... 6th December 2023