

**Minutes of the Full Council Meeting of Hellesdon Parish Council  
held on Monday 23<sup>rd</sup> May at 7pm  
at Firside School, Middletons Lane**

**PRESENT:**

Cllr S Gurney (Chair)  
Cllr W Johnson  
Cllr G Britton

Cllr D Britcher  
Cllr L Douglass  
Cllr R Forder

**In attendance:** Mrs F LeBon, Clerk  
District Cllr S Prutton (left at 7.15pm)  
Nineteen members of the public

**WELCOME** – The Chairman welcomed Councillors and members of the public to the meeting, and thanked the Wensum Trust for use of their building.

**1. Apologies and Acceptance for Absence**

Apologies for absence were received from Cllr Franklin, Cllr King, Cllr Diffey, Cllr Fulcher and Cllr Avenell. These were **ACCEPTED**.

**2. Declarations of Interest and Dispensations**

No declarations or dispensations were declared.

**3. Public Participation**

In accordance with Standing Orders, the time for public participation was extended to allow all parties wishing to speak on the matter relating to agenda item 4.

Members of the public raised the following:

- The need for more cycle lanes on the proposed new development, and that there is not even a footpath on some of the highways.
- Concern for the safeguarding of community facilities planned for the south of Drayton High Road, should Persimmon decide not to develop in this area. Due diligence should have been done by the applicant prior to purchase rather than raising concerns about deliverability part way through the development. Concerns were also raised about the additional pocket of dwellings being proposed, allegedly without which the project would not be deliverable.
- The density of the development is out of keeping with the local area.
- The proposed development area has areas of high surface water flood risk.
- Concerns about safety, particularly for children, with an open surface water flow path and 3m high retaining walls. It was also noted that the proposed children's play area was located next to an attenuation pond.
- Trees that the applicant had assured the council and public would be retained have now been removed, or proposed to be removed.
- Properties on Pinewood Close and on Hercules Road will be significantly overlooked, especially by the three storey dwellings being proposed, and as a result of the height of

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Date.....

the development land. This is in contradiction with the Design and Access Statement provided by the applicant.

- Lack of a housing mix and the development being out of keeping with existing properties (lack of bungalows).
- The requirement for piling of the land and the disruption and distress this is likely to cause existing householders and possible damage to existing properties.
- The current tree line which could have screened the development is now due to be removed.
- Newts, including great crested newts, have a habitat in ponds on Pinewood Close.
- The development is against the government's recent statement on 'successful development'.
- No statement on Nutrient Neutrality, especially as Hellesdon falls within the Wensum Valley.
- No provision for electric charging points.

**4. To Consider Response to Broadland Council on Planning Application 20220391.**

***The Norwich Golf Club, Drayton High Road, Hellesdon, NR6 5AH***

***Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20151770 (as amended by S73 Permission 20171514 (for up to 1000 dwellings)), for phase 3 comprising 138 dwellings and associated works including open space, sustainable urban drainage systems, landscaping, infrastructure and earthworks (20181963 approved)***

Cllr Britton advised that the Environment Act 2021 is now in place and there is a requirement for a net biodiversity gain of 10% for new developments. This application has not demonstrated this. Councillors concurred with the concerns raised and Cllr Gurney proposed that the Parish Council strongly objects to the application. This was seconded by Cllr Britcher and the motion was carried unanimously. The Clerk is to respond to Broadland Council with these concerns and the respective non adherence to planning policy.

**5. Time and Venue of Next Council meeting.**

Confirmed the time and location of the next meeting of the Full Council as 14<sup>th</sup> June 2022 at 7pm, in the Council Chamber.

The meeting closed at 9.20pm

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HPC Full Council Mins 23<sup>rd</sup> May 2022