

**MINUTES OF THE SPECIAL MEETING OF PLANNING TRANSPORTATION &  
ENVIRONMENT COMMITTEE HELD IN THE COUNCIL CHAMBER, NORTH LODGE  
ON 22 AUGUST 2017**

**PRESENT**

Chairman Cllr. T. Adams, Vice Chairman Cllr. M. Bossingham.  
Cllr. J. Frosdick, Cllr. T. Bartlett, Cllr. R. Leeds,  
Cllr. Y. Nolan, Cllr. D. Pritchard, Cllr. B. Stibbons

Cllr. G. Dickenson was in attendance.

Mrs. J. Chance MILCM (Town Clerk), Mrs. J. Warner MILCM (Deputy Town Clerk)  
District Cllr. N. Pearce, Press reporter E. Pringle,  
Philip Duncan and colleague from Novus Homes  
25 members of the public

It was **AGREED** to change the order of the agenda and add two planning applications for consideration.

1. **DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

There were no declarations of interest.

2. **APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr. Harris (prior engagement), Cllr. Davis (personal issue) and Cllr. Plewman (illness).

3. **PRE-SUBMISSION PLANNING APPLICATION FOR LAND OFF ROUGHTON ROAD**

Philip Duncan presented pre-submission plans for the development of land off Roughton Road to include approx. 300 houses, a 60-bed dementia care home and a sporting hub. They are also looking into the possibility of a footway to connect the site to Cromer, exercise and trim trails. Consultation is on-going with NNDC, NCC Highways, Cromer Town FC and the FA. There will be a financial contribution towards the delivery of the sporting facilities. The site will be developed in phases over a number of years.

The meeting was opened up for Mr Duncan to receive questions from members of the public:

- Light pollution? – LED lighting will be used to prevent light spill.
- Development in an AONB. A member of the public stressed that a proposed development in East Bergholt was ruled against in the High Court.
- Highway impact on a very busy narrow road? – Highways will be consulted and a road survey undertaken.

- Construction traffic to another site has caused havoc and damaged the road – A construction management plan will control deliveries, timings routings etc. This is an important part of the development.
- How will the houses be built on sloped land? – A topographical survey will be undertaken to look at the details of the land and to also look at the drainage.
- A report from NCC Highways has stated that Roughton Road should not be upgraded for development other than those already in existence. Can a guarantee be given that there will be no compulsory purchase of private land to upgrade the single-track road? – NCC Engineers have advised that one side is highways verge. All plans will have to be passed by highways and the engineers think it can be done. Not aware, at this time, that there is any need to purchase other land.
- If the sports field part of the proposal is not successful how will this affect the rest of the development? – There is still a need for housing in Cromer.
- There is no east-west link in Cromer so all traffic will have to travel through the town to get to the supermarkets etc. which will add to the existing traffic problems. The infrastructure (schools, doctors etc.) are already overloaded – Will need to go away and look at these issues.
- Will this still be Roughton? – A Boundary Review was recently completed. Cllr. Adams advised that Cromer Town Council may not even be a statutory consultee.
- Huge impact on Burnt Hills, Compit Hills, Felbrigg, Roughton and Cromer.
- Residents have been corralled by building works, traffic and pollution for years and have had enough. Please consider what residents are going through.
- Concern re the Mill Lane exit from Roughton Road.
- How many affordable homes? – 20% but unconfirmed.
- Dementia care home next to sports pitches and flood lights? - 60 bed facility which will be privately run but with some local authority spaces. Are consulting with NCC and the Alzheimer's Society.
- 60mph speed limit on a single-track road? Not aware but will look into this.
- Please include a shop in the development.
- Bus service was lost whilst utilities were installed at Park View and people could not get into town.
- Impact on Beckett's Plantation which is a haven for wildlife.
- Cromer needs housing but can the infrastructure cope? – Will have to look into this.
- Impact on traffic by staff and visitors to care home must be taken into account.
- Impact on traffic to sports facility must be taken into account.
- Sports development will be for North Norfolk not for Cromer.
- Small pockets of brownfield land should be used instead.

Comments from Town Councillors:

- Who is submitting the application and what are the timescales? – Local Plan process is 2-3 years. CTFC have a 3-year time frame but need 2 years to establish the pitches. This probably will be submitted before the Local Plan is passed.

- Will there be a public exhibition, leaflets, website? – Yes. Consultation hopefully mid-September and possibly a further consultation.
- If permission is not granted for the sports facility will the land still be developed? – Given the proximity to the settlement then yes there would still be an application as that land has been identified in the Local Plan for development.
- If not given full permission would you still build on part? – Never say never.
- Concern that some local developments are only occupied by part time residents – Could consider including a 106 agreement to prevent this.
- Concern about flooding. The current development off Roughton Road has an attenuation tank which pumps towards the Meadow but has had an effect on the Meadow play area and recent heavy rain breached the underground stream – New developments have to include surface water drainage systems.
- Will there be a highways agreement to adopt the roads? – Yes.
- Will the site be occupied by people retiring to the area? – There will be a range of houses for a mix of people.
- Where will the residents work? – There will be on-site employment at the care home and other local opportunities.
- Will schools be consulted? – NCC calculate the school pupil numbers.
- A shop would be welcomed. How does the development promote social cohesion? – This will be at the detailed planning stage but we are looking into the principles of open space, trim trails, paths etc. Play and amenity space will be included.
- Burnt Hills is a very secluded cul-de-sac, is it fair on the residents to increase traffic? – There will be pedestrian access only.
- How many trees are affected? - There is one significant hedgerow which is largely protected except for one opening. More trees will be planted.
- New roundabout? – Detailed design is not yet agreed.
- Street lighting? – This is up to the Highways authority.
- Will the railway station be upgraded? – Had not thought of that.
- Concern at only 20% affordable housing, would prefer 40% - 24% is the norm but will be negotiated.
- Would prefer fewer larger houses and more within the price range of young people.
- Major concern is the capability of the road to cope with the increased traffic. Has any work been done to investigate by-passing Mill Road and Mill Hill? Concern also re the narrow area near Mayfield Drive. – No answers yet. NCC Highways will be fully involved.

Permission was given for the press reporter to ask a question:

- How many landowners are involved? – Three landowners.

Questions were read out from Cllr. Harris -

- Would Cromer Town Football Club be granted a lease to operate the sports area? Need to discuss this with NNDC and CTFC as not known whether it would be with CTFC or a charitable trust.
- How long would any lease be? Usually 99 years.
- The main pitch is very close to housing, what arrangements have been made for the use of floodlights? Working with lighting experts.

- Would fencing be erected between the housing and the pitches they are very close? – Yes.
- How much control would Cromer Town Football Club have over the design and layout of the pitches, changing rooms and club house etc? – Will work with qualified people.
- The access road to the housing goes past the parking for the sport pitches, what provision would be in place to stop residential park in the sport park car park? – A simple gated system can be designed.
- What is the likelihood of further housing to the south of the football pitches? – The design precludes this and it is unlikely to happen.
- Would a 60 bed Care Home so close to football pitches cause a problem? – this has already been covered.

*The developers and members of the public left the meeting. Mr Duncan's email address will be made available to residents.*

4. **PLANNING APPLICATIONS** – Refer Appendix A
5. **DATE OF NEXT MEETING**- 7pm, Thurs 14 September 2017

There being no further business the Chairman closed the meeting at 8:30pm

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Signed

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Dated

<b>CTC NO</b>	<b>Planning Application reference</b>	<b>Detail of application</b>	<b>Location</b>
1	PF/17/1049	Erection of single storey extension to front  No objections	3 Clifton Park
2	PF/17/1324	Erection of domestic greenhouse (retrospective)  No objections	20 Ridgeway