

**MINUTES OF THE PLANNING, TRANSPORTATION AND ENVIRONMENT  
COMMITTEE HELD ON THURSDAY 06 JUNE 2019 AT 7.00 PM  
IN THE COUNCIL CHAMBER, NORTH LODGE, CROMER**

**Present:-**

Chairman – Cllr. T. Adams, Vice Chairman Cllr. T. Bartlett,  
Cllr. J. Davis, Cllr. P. Harris, Cllr. R. Leeds, Cllr. D. Russell, Cllr. E. Spagnola

Janet Warner PSLCC AICCM– Deputy Clerk  
1 member of the public

**1. DECLARATIONS AND REQUESTS FOR DISPENSATIONS**

Cllr. Adams declared an interest in respect of NNDC Built Heritage Working Party and NNDC Planning Policy.

Cllr. Harris declared an interest in respect of Cromer Town Football Club.

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were accepted from Cllr. Hayhurst (family commitment) and were noted from the Town Clerk (illness).

**3. PUBLIC PARTICIPATION**

The member of the public voiced concern in respect of environmental issues including everything within the climate emergency declared at NNDC.

It was suggested by members that once this consultation period is over, the Town Council invite NNDC to a meeting to hear their views re Climate Change.

The member of the public also asked whether Cromer is eligible for Future High Street Funding.

Cllr Adams advised that this has been considered but Cromer cannot currently demonstrate that it is down at heel. Other communities in North Norfolk are to be looked at for these bids.

**4. DRAFT LOCAL PLAN**

Members considered the documents and agreed a response (attached).

During this item it was agreed to suspend standing orders to continue the meeting beyond 9pm.

**5. DATE OF NEXT MEETING Thursday 20 June 2019 at 7.00 pm.**

There being no other business the Chairman closed the meeting at 9.30pm

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**Chairman**

.....  
**Date**

## **CROMER TOWN COUNCIL RESPONSE TO LOCAL PLAN CONSULTATION**

### **General Comments**

Cromer Town Council support the following comments put forward by CPRE:

- Phasing of housing. We strongly feel that a problem with the consultation is that phasing of housing is not specifically offered as an option within the documentation. We consider that there is no reason why new sites allocated in the Local Plan should not be phased. They would then be available for development should building rates increase and the vast majority of existing allocated sites are built out, but if house completions remain at existing rates these newly allocated sites could stay on a reserve list and valuable countryside would be protected. This would be particularly important if Government predictions of population and household growth are reduced further. We note that a number of proposed allocated sites in the new Local Plan are already in the existing Local Plan. These sites should be prioritised (along with any currently unallocated brownfield sites) to be developed before other newly allocated sites and would not need to be put onto a reserve list. This reserve list would be for sites which have not been previously allocated in the existing Local Plan. A number of Parish Councils across the District support this proposal as demonstrated by their signed pledges as part of the CPRE Norfolk Alliance.
- Brownfield First. We acknowledge that the NNDC's Brownfield Register has only 9 sites on it for a total of 131 houses. These should be prioritised for development and need not be placed on a reserve list.
- Policy SD 3: Settlement Hierarchy. We feel that more clarity should be given to footnote 11 which explains the amount and type of "small-scale development" which could be permitted under this policy, so that it should be amended to read "infill development of between 1-20 dwellings (to be selected in a Part 2 Plan)". We're concerned that left as it is that "new allocations" could imply that this type of new development in the named Small Growth Villages could be different from more acceptable "infill development" and could result in estate-type developments of 20 houses.
- Policy SD 4: Development in the Countryside. We strongly support this policy as worded in the First Draft Local Plan (Part 1), as it should ensure that only needed housing is built in areas designated as 'countryside'. It is important that affordable homes, as suggested by this draft policy, are included as being possible to develop in 'countryside' as a means of ensuring the continued vitality of smaller rural communities, whilst market housing is not permitted. CPRE Norfolk is strongly opposed to the alternative option SD4A which would allow for more growth in the Countryside Policy Area, as this would undermine the rural character of the District, and endanger the positive actions taken elsewhere in the draft Plan to combat climate change. In particular the alternative option SD4A would lead to an increase in the number of vehicle journeys to and from places of work, schools and for shopping and leisure, as well as through a greater number of delivery journeys.

- Establishing a “North Norfolk Rule” for reducing the impacts of Climate Change. The “Merton Rule” was established in 2003 to ensure that all commercial buildings have to create at least 10% of their energy from renewables. This is old hat. Renewables are far less expensive and much more available than in 2003 so such a rule needs both to be upgraded and considerably widened. We argue that the new Local Plan should establish a new North Norfolk Rule. This would set staged targets for efficiencies of energy, carbon removal, water reduction, waste recycling and other aspects of promoting a circular economy over the life of the Plan. The Committee on Climate Change effectively mandates this action. Such a Rule should be designed into planning permissions/conditions. It is easy to say that there are existing national policies which are not alterable at the local level. However, this Local Plan is setting the scene for many years ahead regarding buildings and infrastructure, nature and human betterment and moral positioning. The emerging official position requires all of this to be stopped by 2030 and completely removed by 2050: there is an opportunity with the new Local Plan for North Norfolk that this District leads the way in reducing the impacts of Climate Change.

### **Draft Local Plan:**

#### **Housing**

- It was noted that the local plan anticipates that there will be 10,000 more people in North Norfolk, 40% of whom will be over 65. Members feel that the government housing targets are too high. Population projections may be revised down towards the end of the year and should be taken into account.
- HOU2 policy needs to be firmed up to ensure that affordable homes are maintained in perpetuity.
- Community led housing is supported.
- Need to ensure that we do not end up with an estate of holiday homes.
- Housing should be phased (refer CPRE comments above)

#### **Traffic/ Infrastructure**

- More houses means more traffic movement to and from the houses including for example the collection and disposal of waste. Cromer is already a congestion hot spot.
- Consideration is required in respect of public transport for people who cannot afford to live in Cromer and have to commute to the town.

- Cycleways should be included as part of allocations. It is noted that improvements to the existing cycle routes are not proposed as part of the infrastructure position statement, and this could be a useful addition.
- Details and referenced documents indicate that areas in and around Cromer make a significant contribution towards congestion “hot-spots”, though no ongoing actions are proposed to mitigate this in view of further major development. We feel an individual traffic and transport study is a requirement in Cromer to help identify means of mitigating against current congestion and other transport pressures.

### **Footpaths**

- Northrepps FP16 – There is concern at the impact on biodiversity if this footpath is extended to Roughton Road.

### **Social and Healthcare**

- There is a lack of allocation for social care provision within the local plan. With an aging population, the provision of adequate health and social care is increasingly important.

### **Employment**

- As more people work from home there needs to be provision for improved fibre internet connections within the local plan.
- A technological hub is required to provide a facility for businesses.
- Would like to see planning advice better and more flexibly linked to economic development needs.

### **Shopping**

- Concern that some shops are not within the commercial area. ALL shops need to be included within the primary shopping area. This includes the East End of Cromer from Church Street to the junction with Overstrand Road, the western end of Overstrand Road, Bond Street, Loudon Road and Mount Street.

### **Public Art**

- Public art should be positively encouraged more than it is in the draft. We should be working towards securing contributions towards public art from developments, and the provision of public art on new open space.

### **Play equipment**

- The provision of play equipment and youth provisions needs to be reinforced with a North Norfolk wide plan for provision to ensure we are supporting communities to work smarter and more expediently where limited and time sensitive opportunities for funding arise.

### **Sport Strategy**

- There needs to be a wider inclusion of other sports and for all abilities.

### **Draft North Norfolk Design Guide**

It was felt that this is a well thought out and well-presented document and is a significant improvement but there are some gaps which need to be included:

- The importance of doors as a feature of strong originality on places of worship.
- More detail in the use of materials for rainwater collection in Conservation Areas.
- Greater controls on illuminated signage for shop fronts within the Conservation Area. Shop fronts should blend in and there should be less emphasis on corporate signs.
- Consideration of artificial landscape and boundary treatments such as plastic lawns and hedges may be useful, as these may be inappropriate in some areas.

## **RESPONSE RE ALLOCATION SITES FOR CROMER:**

### **CO7/2 Cromer High Station**

- Concerns pedestrian safety and access and connectivity across the Station Road junction and Norwich Road, particularly if additional public transport infrastructure is proposed as part of any allocation.
- A contribution to play equipment for Fearn's Park via S106 arising from any development is requested.
- Affordable housing on this site needs to be held in perpetuity.

### **C10/1 Runton Road & Clifton Park**

- Concern on the impact on East Runton as a nucleated village.
- This land is a natural barrier between Cromer and East Runton.
- There needs to be a proper evaluation of biodiversity of this site before it is considered for the Local Plan.
- There also needs to be a consideration of its current use, essentially as an area of 'open space'.
- Cromer Town Council would prefer this site to be withdrawn.

### **C16 Former Golf Practice Ground**

- Concern over draining and flooding at this site.
- Proper soil investigations are needed before this site is considered.
- Concern at the impact on biodiversity.

### **C22/1 Land West of Pine Tree Farm**

- Concern due to highways impact.
- Concern to to lack of continuous footways towards Town Centre and schools.
- Concern at the constraints which need to be mitigated in terms of off site highways impact and pedestrian safety.
- Concern at the potential impact on mature trees.