

MEETING OF SPROWSTON TOWN COUNCILLORS – 19 OCTOBER 2022

At the meeting of the Sprowston Town Council held at the Council Chamber, Recreation Ground Road, Sprowston on Wednesday 19 October 2022, the following Councillors were present: -

Mr W F Couzens – Chairman

Mr A J Barton - Mrs B J Lashley
Ms D Coleman - Mrs J Leggett
Mr M G Callam - Mrs K Vincent
Mr J M Ward

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer
Mrs E Elliot - Committee Officer

12 members of the public were present

22/271. DECLARATIONS OF DISCLOSABLE PECUNIARY AND OTHER INTERESTS

No declarations of disclosable pecuniary and other interests.

22/272. APOLOGIES FOR ABSENCE

Written apologies for absence were received and accepted by the Council from Mrs B Cook, Mr J F Fisher, Mr R J Knowles, Mr J H Mallen and Ms C T Rumsby.

22/273. RESIDENTS' QUESTIONS

On the motion of Mr W F Couzens, seconded by Mr M G Callam it was **RESOLVED**, that the meeting be adjourned to receive residents' questions on matters concerning the town. Residents were reminded that their questions should be addressed to the Chairman who would, assisted by the Town Clerk, reply.

Residents of Neville Close, Breydon Road and School Lane raised the following concerns regarding outline planning application 202214601 residential development (28 new dwellings) Lushers, Lushers Loke:

- It would be difficult for vehicles to negotiate the sharp 90-degree turn-in from Breydon Road;
- Access for Heavy Goods Vehicles (HGV's) from School Lane is already overburdened by existing vehicles attending the Burden's site;
- The suggested vehicular access is single track and too narrow to accommodate two-way traffic;
- Construction vehicles previously servicing Mitchells Demolition Ltd at this site caused noise disturbance and houses to shake;
- The embankment is not secure and is unsuitable for high densities of traffic or heavy construction traffic;
- The public right of way is a restricted by-way;

22/273. RESIDENTS' QUESTIONS (CONTINUED)

- Some of the proposed properties are too close to the boundary with the existing commercial freight business;
- Contrary to the application traffic movements in Breydon Road will not reduce only vastly increase;
- Breydon Road and Lushers Loke is not designed for the level or size of traffic this development will generate;
- The location is unsuitable for 28 houses given inadequate access.

22/274. PLANNING APPLICATION 20221460 - RESIDENTIAL DEVELOPMENT (28 NEW DWELLINGS) AT LUSHER, LUSHERS LOKE, SPROWSTON

The Chair brought forward consideration of planning application 20221460 - residential development (28 new dwellings) at Lusher, Lushers Loke, Sprowston

Council **RESOLVED** to oppose the granting of this application on the following grounds:

- The application includes no affordable housing (contrary to BDC policy and Sprowston Neighbourhood Plan policy 3)
- Some of the proposed properties to the south of the site share a boundary with, and are too close to, an existing commercial freight business.
- Occupiers of these properties would suffer a detriment to their residential amenity due to legitimate noise and light from the business.
- The proposed housing is not in keeping with the styles of housing in the immediate surrounding area (Sprowston Neighbourhood Plan policy 2). For example, there are no other 3 storey townhouse properties in the vicinity.
- The proposal is an overdevelopment of the site; no provision has been made for public amenity space; inadequate provision has been made for parking adjacent to homes (especially bungalows which may be occupied by residents with reduced mobility).
- Piecemeal development of this site in isolation from the adjacent commercial sites contradicts Sprowston's Neighbourhood plan Policy 18. The Neighbourhood plan allocates this site together with adjacent commercial sites (total 2.4 hectares) for housing on the basis that development of the wider site would allow a new vehicle access road to be created from School Lane thereby deconflicting use of the restricted byway. Residential development of the Lusher Loke site without concurrent residential development of the adjacent commercial sites precludes access from School Lane and instead relies on access via Breydon Road, which is inadequate for several reasons.
- The proposed new access road from Breydon Road is inadequate and unacceptable for the following reasons:
 - The new road would require metalling a section of the Public Right of Way (PROW). Norfolk County Council have confirmed the PROW
 - (also known as Sprowston Restricted Byway 5) is not maintainable at the public expense to a vehicular standard. This raises questions as to who would pay for the ongoing maintenance of any future vehicular road?
 - Vehicular access to the PROW is only available for those enjoying existing rights of access. Council questions whether new residential properties would automatically benefit from a right of access, and requests that BDC planning ensures the developer obtain clarification as to the existence of such rights or the likelihood of their legitimate creation.

22/274. PLANNING APPLICATION 20221460 – RESIDENTIAL DEVELOPMENT (28 NEW DWELLINGS) AT LUSHER, LUSHERS LOKE, SPROWSTON (CONTINUED)

- The new road, being tightly bounded on both sides by private properties and involving a sharp 90-degree turn-in from Breydon Road, is too narrow for two lanes of vehicles to pass. The route is also unsuitable for even a single large delivery vehicle, refuse collection vehicle or construction vehicle. It is therefore unworkable as the sole accessway into a residential development of this size.
- Contrary to the application which states "The proposal is not likely to generate significantly more traffic movements than would have been expected for the builder's yard", it is this Council's opinion that the volume of vehicle movements that would be generated by a development of 28 dwellings is realistically likely to very greatly exceed the current low levels.
- The Public Right of Way does not offer any means of public vehicular access and as a result is heavily used by pedestrians. Therefore, the increased number of vehicular movements likely to result from this development would have a detrimental impact on the safety of pedestrians using this PROW.
- The application does not appear to make provision for a separate footway or pavement along the PROW. This will contribute further to the decrease in pedestrian safety. It will also increase surface wear and maintenance needs on the sections of the PROW that are to remain unmade.
- Inadequate mitigation of flood risk (as per Anglian Water's objection).
- Council is concerned about the stability of the ground at the site and PROW; specifically, how use of soakaways and/or SUDs may detrimentally affect the condition of the ground at the site and nearby properties. The site is built on rubble and infill thus the developer should be compelled to provide appropriate reassurances and guarantees that infiltration of water into the ground from the soakaways or SUDs will not undermine or otherwise weaken the raised embankment on which the PROW is built, or the ground on which housing is proposed, or any of the existing surrounding properties.
- Inadequate site contamination survey (site is an old brick works)
- The PROW which provides access to this site runs adjacent to a number of residential properties. Those properties lay at a level approximately 6 foot lower than the PROW. The passage of heavy vehicles along the PROW causes these adjacent properties to shake. Residents have expressed concern about their properties sustaining vibration damage from the large number of heavy construction vehicles that would use the PROW during development of the site. The application contains no information as to how this risk to residents' property will be mitigated, thus the developer has not discharged their duty of care to the site's neighbours.
- The PROW, not being intended for use by heavy vehicles, may become structurally weakened by heavy construction traffic. With the PROW being on an embankment above several adjacent residential properties there is a danger that should the embankment give way, heavy construction vehicles or machinery will fall into people's gardens or homes, with potentially catastrophic consequences.
- The application appears to show residential properties overlapping the footprint of an earlier application 20220639 "20m monopole mast with headframe accommodating 6No antennas, 2No dish (1No 300mm; 1No 600mm), 4No cabinets and all ancillary development" at WS Lusher and Son Ltd, Lushers

22/274. PLANNING APPLICATION 20221460 – RESIDENTIAL DEVELOPMENT (28 NEW DWELLINGS) AT LUSHER, LUSHERS LOKE, SPROWSTON (CONTINUED)

Loke, Norwich, NR7 8TH. Clarification is required as to whether this application is compatible with application 20220639 20m monopole mast.

22/275. MINUTES

The Minutes of the Council's meeting held on 28 September 2022, having previously been circulated to all Councillors were subject to the following amendments

Minute 22/255, second paragraph delete Eastern and insert Easton

confirmed and signed by the Chair of the Council.

22/276. WROXHAM ROAD POLICE STATION

Sergeant Olly Ketteridge and PC Graham Gill gave a presentation on the closing of Sprowston Police Station and relocation of officers to Broadland Gate Business Park.

The Broadland area policing model would not change with the closure of both Acle and Sprowston Police Stations. Technology allowed tracking of police officers enabling the control to dispatch officers closest to any incoming incidents. Located close to the Broadland Northway the new premises had easy access to the County.

PC Graham Gill will be based at the Fire Station on Chartwell Road when the station closed.

In response to Councillors' questions Sergeant Ketteridge advised:

- There would be no facility for a public enquiry office at the Fire Station.
- The number of officers in the Broadland area would remain unchanged.

22/277. MEETING ADJOURNMENT

On the motion of Mr M G Callam, seconded by Mr J M Ward it was **RESOLVED** to adjourn the meeting for a short break.

The meeting was reconvened.

22/278. GRANT APPLICATION FROM NORWICH COMMUNITY FIRST RESPONDERS (CRFS)

Mr S Grint gave a presentation on the responsibilities of Community First Responders (CFRs) explaining this was a voluntary role for which C.F. responsibilities did not receive payment.

CFRs support the ambulance service in their local communities and aim to reach a life-threatening emergency in the first vital minutes before the ambulance crew arrives. They attend conditions such as cardiac arrest, stroke, seizure, severe asthma etc.

22/278. GRANT APPLICATION FROM NORWICH COMMUNITY FIRST RESPONDERS (CRFS) (CONTINUED)

Initially Norwich had two CRFs. This had since expanded to fifteen with two based in Sprowston and a third to be trained by 2023.

Whilst one kit bag is supplied by the NHS Trust it is shared between all responders and restricts the time and availability of volunteers on duty, reducing cover at critical times. He hoped to fund a kit bag specifically for Sprowston CFRs and would appreciate any funding the Council could offer.

In response to Councillors' questions Mr Grint advised:

- CFRs were not part of the St. Johns Ambulance service.
- whilst the NHS Trust were keen to support this voluntary service, they were unable to supply more than one kit bag.
- Mr Grint maintained the kit bag.
- All volunteers are qualified.
- CFRs do not attend road traffic collisions.
- Kit bags cost in the region of £3,500.00.
- A defibrillator is included in the kit bag.
- CFRs raised funds by various means including attending fetes etc. However, this reduces the time available to attend emergencies.
- Ongoing costs of consumables and small items in kit bags are covered by the NHS Trust

Mrs J Leggett offered to enquire if Broadland District Council had any funding available for this type of activity.

Mr W F Couzens proposed, seconded by Mrs K Vincent to wait for Broadland District Council's response before considering a donation to purchase a kit bag. On being put to the vote the motion was CARRIED.

22/279. ACTION FROM MINUTES

(1) Barkers Lane Open Space Shelter

Further to Minute 22/257, the Town Clerk reported Clare Lincoln of Sprowston Youth Engagement Project (SYEP) had been in contact with a graffiti artist however, they were too expensive and alternative options for painting the shelter were being considered.

22/280. CORRESPONDENCE

(1) Warm Spaces Grant - Broadland District Council

Council noted Broadland District Council had a new grant to provide support to ensure a warm space is available to local residents free of charge.

(2) Broads Authority Consultations - Local Plan Issues and Options and call for sites

RESOLVED Councillors to respond on an individual basis to the Broads Authorities consultations on the Local Plan Issues and Options and the Draft Design Guide.

(3) Highways Inspection Visit

Mr J M Ward was pleased to note North Walsham Road junction with Barkers Lane had been resurfaced following his report to Norfolk County Council Highways on its poor condition.

Councillors were requested to forward any highways maintenance issues they were aware of to the Town Clerk who would respond to the request from Sharon Sage Business Support Team Leader (Highway Areas) Norfolk County Council.

(4) Norfolk County Council - Mineral and Waste Local Plan Pre-Submission Invitation to make Representations

RESOLVED Councillors to respond on an individual basis to the Norfolk Minerals and Waste Local Plan: Pre-Submission Invitation to make representations.

(5) Wroxham Road Police Station

Councillors noted the email from Inspector Andy Terry regarding the closure of Sprowston Police Station.

(6) Anti-Social Behaviour and Barkers Lane Youth Shelter

Councillors considered the email from a concerned resident regarding removal of the shelter from Barkers Lane open space.

Mr W F Couzens commented that incidences of anti-social behaviour were not being reported to the Police.

It was noted that:

- Police were patrolling the area and with darker evenings Barkers Lane field was generally empty of people by 9.00pm.
- A resolution had been made at Council meeting held on 28 September 2022 to invite Sprowston Youth Engagement Project to arrange painting of a graffiti mural on the youth shelter.

22/281. REPORTS FROM COUNTY AND DISTRICT COUNCILLORS

A written report was received from Mr J M Ward.

In response to questions from Mrs B J Lashley, Mr J M Ward advised:

- (1) asylum seekers accommodated in hotels in Norwich and Great Yarmouth were at liberty to come and go as they pleased.
- (2) various tree packs were available from Norfolk County Council at differing prices.

Mr J M Ward verbally reported:

- (1) purchase of the Horizon Building on Broadland Business Park at a cost of £3.3m would be off-set by the sale or renting of Thorpe Lodge.
- (2) fencing at the Viking Centre fence had been pulled away from its supports and required reattaching.

Mrs J Leggett verbally reported:

- (1) Broadland District Council had set a target of net zero emissions by 2030 for services they provide. There had been a 70% reduction in carbon emissions in the last 12 months and work already planned for next year will result in a further reduction of at least another 17%.
- (2) The Environmental Excellence Policy Development Panel was updating the Environmental Strategy and Delivery Plan to be presented to the District Council's cabinet.

In response to a question from Mrs K Vincent the Town Clerk advised the street light located on the green in Addy Close belonged to Clarion Housing Group and their warden had been advised that it was not working.

22/282. CELEBRATION EVENT - CORONATION KING CHARLES III

RESOLVED to request the Recreational Facilities Working Group to consider ideas for celebrating the Coronation of King Charles III and present to full Council.

22/283. SUMMER FETE - SATURDAY 29 JULY 2023

RESOLVED to hold a 2023 summer fete on Saturday 29 July 2023.

22/284. REPORT OF THE TOWN CLERK

COMMUNITY BUILDINGS, ALLOTMENTS, PARKS AND OPEN SPACES

1.1 Sprowston Diamond Centre - Car Parking for Glenburn Avenue Christmas Lights Switch-on, Sunday 27 November 2022

Council noted the Town Clerk had agreed for Sprowston Diamond Centre car park to be used as parking for the Glenburn Avenue Christmas Charity Lights Switch-on.

22/284. REPORT OF THE TOWN CLERK (CONTINUED)

1.2 Sprowston Youth Engagement Project Activity Day at Sprowston Recreation Ground

Council noted SYEP would be holding an activity day on Wednesday 26 October 2022 at Sprowston Recreation Ground.

CEMETERY

2.1 No matters were reported

STREET LIGHTING

3.1 Procedure for Reporting Faulty Lights

Council noted queries from residents regarding faulty street lights should be directed to the Council office.

CENTRAL ADMINISTRATION AND PERSONNEL

4.1 Christmas Opening

Council noted the proposed Christmas opening times for Sprowston Recreation Ground, Sparhawk Park, Sprowston Diamond Centre, Sprowston Pavilion and the Council office.

PLANNING AND TRANSPORTATION

5.1 No matters were reported

22/285. SPROWSTON TOWN COUNCIL NORTH EAST - NOTICE OF POLL AND SITUATION OF POLLING STATIONS

Council noted the election of a Town Councillor for Sprowston - North East Ward will be held on 20 October 2022 at Sprowston Sports and Social Club, Blue Boar Lane, Sprowston.

22/286. REPORTS FROM COUNCIL'S COMMITTEES AND WORKING GROUPS

Council noted the written report from Mr W F Couzens.

Ms D Coleman reported she received a request from the proprietor of Dawns New Horizon for a space to store donations and prepare Christmas hampers for children and adults in refuges, and Ms Coleman had suggested Sprowston Pavilion.

Mrs K Vincent proposed, seconded by Mr M G Callam to offer use of Sprowston Pavilion during November and December for the storage of donations and preparation of Christmas hampers free of charge.

Mr W F Couzens updated Council on the Sprowston Dementia Friendly Community calendar as follows:

22/286. REPORTS FROM COUNCIL'S COMMITTEES AND WORKING GROUPS
(CONTINUED)

- 17 November 2022 - advent calendars and decorations
- 15 December 2022 - Christmas lunch and entertainer
- 19 January 2023 - games

Mrs J Leggett reported Broadland District Council had some surplus personal protective equipment available if Councillors were aware of any organisation that could make use of it.

22/287. REPORTS FROM COUNCILLORS REPRESENTING THE COUNCIL ON OUTSIDE ORGANISATIONS

No written or verbal reports were received.

22/288. PLANNING

The Town Clerk reported that observations had been requested by the District Council's Head of Planning on applications received since the last meeting.

Having considered each application and the accompanying plans the Council

RESOLVED

(a) to raise no objection to the following applications:

20221427 - replacement garage at 33, Leveson Road, Sprowston

20221490 - erection of front porch and side extension at 111, Windsor Park Gardens, Sprowston

20221496 - single storey rear extension at 20, Leveson Road, Sprowston

20221548 - rear single storey garden room at 89, Overstrand Way, Sprowston.

20221582 - front porch and single storey rear extension at 8, Neville Road, Sprowston

(b) to oppose the granting of planning application 20221438 - single storey front and side extension at 15, Neville Road (revised plans) on the grounds there is no pedestrian access via the side of the building to the rear of the property.

(c) to raise no objection to the granting of planning application 20221549 - retrospective planning application for extension to approved annexe reference 20200475 at 52, Wroxham Road, Sprowston subject to a condition that the annex always remain integral to the main residents of the property to prevent the plot being sub-divided and annex being sold as a separate dwelling.

22/289. PLANNING DECISIONS

Council noted planning decisions for week ending 23 and 30 September 2022.

22/290. PAYMENT OF ACCOUNTS 19 OCTOBER 2022

The Town Clerk and Responsible Financial Officer presented the schedule of accounts to 19 October 2022 totalling £20,350.92.

In response to a Councillor's question the Town Clerk explained:

Invoice No. 2022/238 - Gale Building and Maintenance Ltd replacement plywood flooring at Sprowston Diamond Centre is due to an undetected leak which saturated the flooring in one of the corridors.

On the motion of Mr M G Callam, seconded by Mr J M Ward it was **RESOLVED** that payment of the accounts to 19 October 2022 totalling £20,350.92 be approved and the schedule authorising payment signed by Mr W F Couzens and Mrs J Leggett.

The Town Clerk and Responsible Financial Officer presented the schedule of invoice payments made to 19 October 2022 totalling £1,083.76.

On the motion of Mr M G Callam, seconded by Mr J M Ward it was **RESOLVED** that the schedule of invoice payments to 19 October 2022 totalling £1,083.76 be approved and the schedule authorising payment signed by Mr W F Couzens and Mrs J Leggett.

22/291. SCHEDULE OF DIRECT DEBIT PAYMENTS

The schedule of direct debit payments to 19 October 2022 totalling £820.22 was approved and noted.

22/292. SCHEDULE OF CREDIT CARD PAYMENTS & BARCLAY VISA DEBIT

The schedule of credit card and Barclay Visa Debit payments to 19 October 2022 totalling £306.25 was approved and noted.

22/293. EXCLUSION OF PRESS AND PUBLIC

Mr W F Couzens proposed, seconded by Mr M G Callam to exclude the Press and Public from the meeting for the remaining business because otherwise information prejudicial to the public interests which is exempt by virtue of the Public Bodies (Admission to meetings Act) 1960 Section 1 (2) would be disclosed to them.

22/294. PLANNING ENFORCEMENT

Council noted the closed enforcement cases and update on outstanding enforcement cases.

There being no other necessary business the Chair of the Council thanked Councillors for their participation and declared the meeting closed at 10.02pm.

9 November 2022

Chair