

GREAT WITCHINGHAM PARISH COUNCIL

Minutes of a meeting held at 7.45 p.m. at The Pightle, Great Witchingham on Thursday 12th May 2005

Present: Pauline Brown, Ron Cornell, Stephen Williams, Bridget Wright and Kevin Francis. Roy Church.
Clerk: Peter Dilloway.

Apologies. None received

The meeting was called to discuss proposals for a low cost housing scheme on BDC land adjacent to Hall Walk.

The proposal consists of 32 dwellings being a mixture of single and two-storey dwellings some adapted for disabled use. In addition the scheme would fund a new village hall with space for parking. The remaining land would be handed to the parish at nil cost as a recreation space. Proposed access to the site is from a new roadway to be created, subject to agreement with County Highways and householders.

The purpose of the meeting was to determine whether to accept the proposal in principle and allow Broadland District Council and Broadland Housing Association to carry all or part of the proposal forward to a stage of public consultation.

Members considered the options:

1. To accept the proposal as above.
2. To accept 32 dwellings but decline the hall and land.
3. To accept only 12-15 dwellings and forfeit hall and land
4. To decline any development.

Option 4 was dismissed. Members took the view that if the land remained undeveloped; pressure from central government would eventually require BDC to utilise the land in its entirety with or without parish approval, and that may result in an entirely unacceptable development.

Option 3 was also dismissed. Whilst the initial development was probably acceptable, unless the remaining land were passed to the parish there would be no guarantee that further development might not ensue.

Option 2 was only considered in deference to the existing memorial hall and any possible replacement at that site in association with the school. As the hall has realistically only a few years of life left and any replacement hinges upon so many other factors members felt it inappropriate to dismiss an alternative at this stage.

Having concluded that none of the above options were wholly acceptable members felt that the full proposal should be agreed to in principle only and allow public consultation to take place. In addition a The Parish Council require that a log of any representations from the public be kept together with responses thereto and that information be made available to the Parish Council. BDC & BHA to notify Council of dates and venue for consultation.

Whilst the matter can be allowed to move forward other factors exist, such as running costs for the new hall, Potential vandalism and the policy and criteria for selection of occupancy.

The Chairman will visit a similar development at North Walsham to assess the suitability.

The possibility that two halls may exist within the village for a period of time must also be addressed.

The Village Hall Committee and Gt. Witchingham are to be notified of the above decisions.

Additional Matters Raised

Bridge PH has a Marquee erected. Council has not seen a planning application or licence application for such. The Clerk will investigate.

River Wensum. Due to lack of maintenance the water level is abnormally high. The Environment Agency need to carry out de-silting as a matter of urgency else the river will flood with regular ease. The matter will be discussed fully at the next meeting.

Planning application 20050663 – 58 Fakenham Road vehicle access. Members had no objection.

Meeting closed at 8.50pm