

GREAT WITCHINGHAM PARISH COUNCIL

Minutes of a meeting held at 7.30 p.m. at The Pightle, Great Witchingham on Tuesday 29th April 2003 to discuss development of the land adjacent to Hall Walk.

Present: Ron Cornell, Trevor Wright, Pauline Brown, Stephen Williams & John Willmore. Roy Church in the chair.

Clerk: Peter Dilloway.

(569). Apologies. None

(570). Land adjacent Hall Walk

at the last meeting the Rural Housing Enabler left a draft questionnaire for members to consider. The Chairman advised that the entire handling of the questionnaire could be carried out by NRCC or we could do it ourselves and allow NRCC to collect them. The parish could also devise it's own questionnaire and extrapolate the results. Stephen Williams said that he was in favour of the Parish carrying out the exercise as it could see the results at first hand and would be assured of having a correct and honest interpretation without any hidden agendas from interested parties. There was general agreement to this.

The Chairman outlined the sections and questions from the questionnaire and invited discussion. Only part need be completed unless the respondent has shown a need for housing. It was felt that some of the questions in this section were intrusive and unlikely to receive straight answers.

The answers would be in sealed envelopes and opened only by the Housing Enabler who would then issue a report based upon the results. Several members felt that the council needs to be able to make it's own assessment rather than accepting the recommendation of the report outright.

Having discussed possibilities of including a new hall in any such scheme, the council determined that it was impractical to make any inclusion, as the hall is needed by the school and to fund both would be impossible. It was suggested that the War memorial could be moved onto the development site, possible within a small garden of remembrance. This would free up more space for inclusion in the scheme for St. Faiths Church which the council understands, would ultimately benefit the village hall.

It was asked what the worst case of development could be. The Chairman advised that this would be a large number of units of rented accommodation to be used for housing homeless people from within the Broadland catchment area.

All councillors were concerned that the mix of housing types in any such scheme. This should be suited to the needs of the parish, but if the questionnaire showed that there was insufficient need from within the parish, the parish might have no input and little control over the sourcing of new residents. Whilst this would not be a problem on a small scale, any larger development may bring friction into the community and it would be a priority to avoid this.

There was also concern expressed by councillors and particularly by Pauline Brown as a resident of Hall Walk, as to the suitability of the road (even if surfaced and adopted) as an entry/exit point for any development.

The Clerk was requested to:

- (i). Contact Norfolk County Council Highways Engineer and arrange for a site meeting to establish suitability for any development.
- (ii). To write to the Rural Housing Enabler outlining the Council's concerns and questions on the following points:
 - a) If the results of the housing questionnaire provide suitable criteria to proceed, the Parish Council's understanding of the development situation is that a mix of housing agreed between all parties, and consisting of rented accommodation, Shared Ownership and Full Market Value housing, will be built. The last would be to fund the making up of Hall Walk to Highways standard for adoption together with any other scheme deemed suitable by all parties and of benefit to the parish. Please confirm that this so.

- b) The questionnaire document will be independently assessed (by NRCC), and the Parish Council will not have the opportunity to participate in it nor to make its own assessment. Can the council have sight of the questionnaires before the report is formulated?
- c) That, if insufficient demand is identified from within the parish, and, as a result, the proposed scheme is non-viable, this may allow any independent subsequent development of the land by Broadland District Council to consist purely of social housing to alleviate the housing shortage within Broadland as a whole, including housing homeless persons. The Council feels that clearly this would not be a suitable development within such a small village and seeks assurance that they will be consulted on any future scheme.
- d) If a development as described above were to be completed without parish participation. The Council would appreciate learning how the Social Needs Housing Policy would be interpreted and applied to this land, and what controls would be applied to ensure that people being brought into the village are right for the community and that the community is right for them.
- e) Bearing in mind that the adjoining landowner is Wherry Housing Association would it not be appropriate for them to be involved in the development?

(571). Date and time of next meeting Thursday 24th July 2003 at 7.45 p.m.

AGENDA GWPC – 24th July 2003 at 7.45 p.m.

- (572). Apologies
- (573). Minutes of meeting 17/4/03
- (574). Matters Arising
- (575). Correspondence:
 - (i). Macmillan Cancer Relief
- (576). Rural Housing Project
- (577). Planning Applications:
- (578). Payments/Financial Matters)
- (579). The smell.
- (580). Conveyance of War Memorial to G.W.P.C.
- (581). Playground equipment.
- (582). Any other Business
- (583). Date & time of next meeting