



BINHAM PARISH COUNCIL

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MINUTES OF THE SPECIAL PARISH COUNCIL MEETING to discuss the latest proposed plans for the Priory Crescent/Walsingham Road Site – held on TUESDAY 5 APRIL 2016 AT THE MEMORIAL HALL

Those Present Mike Bond, Liz Brown, David Frost (Chairman), Stan Hewitt, Lucy McCallum & William Wales
Keith Leesmith (Clerk), 5 Members of the Public

Apologies received: Marie Strong (NCC), Vincent Fitzpatrick (NNDC)

The meeting had been called to discuss a third revision of the plans, which the Parish Council had been invited to comment on by 15 April, and to formulate a suitable response. This had come about following the NNDC planning committee of 25 February. At this meeting plans for five financially interlinked sites had been discussed. The plans for the other four sites had been agreed but the committee deferred a decision on the Binham site. They asked the applicants to look again at the plans, with particular reference to the density and the distribution (integration of market and affordable homes) on the site.

During the afternoon the plans had been available for inspection in the Hall and four members of the public had taken the opportunity to look at them.

Just before the meeting the Parish Councillors had met as a Planning Committee to formulate their own ideas before the public meeting.

Discussion

The new plan was a considerable improvement over the previous one, in that the affordable housing was fully integrated with the market housing, in much the same way as had been planned at the Edgefield and Erpingham sites. However, the density of the development, which was higher than that at Edgefield and Erpingham, had not changed because the total number of houses was the same. Also a previous proposal to move the 30mph limit on the Hindringham Road further south now appeared to have been deleted from the plan. This was disappointing. There was some discussion of the fact that a high number of the market houses were expected to be second homes, and hence unoccupied for the majority of the time. District Councils in other parts of the country are placing restrictions on this type of occupancy, but NNDC had not done this yet, and it was thought unlikely that they would be amenable to start with this development.

Conclusion

The Parish Councillors would communicate by email over the next few days to agree the wording of their response to the proposals.

The meeting closed at 2015

Erection of twenty eight residential units with associated highway, landscape works & new pumping station at Land off Priory Crescent and Walsingham Road, Binham

The following is the response from Binham Parish Council:

At the planning committee meeting on 25 February, this application was deferred and the applicants were asked to look again at the density and distribution (integration) on the site.

We believe that the second requirement has been met, with the affordable housing now spread throughout the site, and with more space being given to this and also to parking. We are pleased to see this.

However, the request for the density to be looked at appears to have been ignored. Binham Parish Council has consistently requested the reduction in the total number of market houses to bring the site density, currently 24.6 dph and higher than any comparable area in the village, nearer to the other two positive subsidy contributors in the five villages scheme, Edgefield 14.9 dph and Erpingham 17.1 dph respectively. Binham's high overall density when coupled with the 90% subsidy contribution the village makes to the scheme is a justifiable source of much resentment. A reduction would also be more in keeping by making the majority of housing on this exception site affordable.

With our formal comments on the two earlier applications Binham submitted a paper with cost projections. The initial one justified reducing market house numbers to 10 giving a balanced funding situation for the 14 affordable houses in the village and the second one, as a gesture of compromise, to reduce to 12 which would generate nearly £600,000 of subsidy with proposals for how the remaining modest amount needed could be raised within the spirit of supporting local affordable housing.

As both have seemingly been dismissed without any discussion with us, it is with regret Binham Parish Council objects to the present application.

We understand that previously it was the intention of the applicants to arrange for the boundary of the 30mph speed limit to be moved further south on Hindringham Road, making it safer for the increased traffic at the junction of Walsingham Road/Hindringham Road/Front Street. This alteration seems to have been deleted from the current plan. We believe this is a retrograde step and we would like to see it reinstated. We have shown evidence from our SAM2 speed monitor to justify the necessity of this move.

On another matter, we cannot understand the need for the roadway spur (beside plot 10) to serve plots 19,20, and 21. We think it would better for these three houses to be served from the entrance on Walsingham Road. This would enable the green area to be extended to the east, although perhaps an additional two parking spaces could be made in the south-eastern corner.

Keith Leesmith
Clerk to the Council