

DALHAM PARISH COUNCIL

Minutes of the planning meeting held on Monday 9th December 2019

Councillors present: John Riddell (Chairman), Rachael Padman, David Fitch, Isobel Aylott and Claire McDonagh

Also present: Joanne Kirk (Clerk) and seven members of the public

Open Forum

The following issues were raised during the Open Forum:

- Planning application DC/18/1425/FUL
- 1. **Acceptance of apologies for absence**
Apologies were received from Jackie Bolton.
- 2. **Declaration of Interest in items on the agenda and dispensation requests**
No councillors declared an interest in any items on the agenda and no dispensation requests were received.
- 3. **Planning**
 - **DC/18/1425/FUL - The Woodyard, Stores Hill, Dalham - Entry Level exception site for 2 no affordable dwellings and ancillary access arrangements (retrospective)**

It was resolved that Dalham Parish Council would submit the following response:

The Parish Council's previous position remains unchanged, namely that the current Enforcement Order on the site should be complied with and that the application should comply with current planning regulations.

The Parish Council's previous objections to the design of the properties also remain:

- The design of the proposed developments is out of character with the local vernacular architecture, where over 30% of the properties are listed, and would cause harm to the unique visual amenities of Dalham's varied street scene and conservation area.
- The size is too large compared to the Almshouses nearby, the shape of the roof is of a modern style which is not reflected anywhere else in Dalham.
- The design and scale of the properties adversely impacts on the views into and out of the Conservation Area.

Dalham Parish Council believes the designation of the site for affordable housing is questionable as Dalham is not a sustainable settlement and lacks the essential services that first-time buyers of affordable housing could be expected to need. Even at a discounted rate of 20% of market value, the cost of the affordable housing will be beyond the reach of most first-time buyers.

Dalham Parish Council objects to this application on the basis of highways safety. The response from Highways states that an area be provided for on-site parking and manoeuvring of vehicles.

The proposed access joins the B1085 at the bottom of Stores Hill. At this point the road narrows to a single carriageway making access onto it even more precarious. This is a busy road with no footway and accessing it at this point will be unsafe, particularly as vehicles travel at speed as they enter the village.

The proposed access area has been used as a parking area by residents of the Almshouses for over 40 years without hindrance. Removing this parking area would force residents of the Almshouses to park on Stores Hill which Highways says would be detrimental to Highways safety to users of Stores Hill.

Should the application be approved nonetheless, the S106 agreement for the affordable housing should contain a provision for alternative satisfactory parking for the residents of the Almshouses in perpetuity and any other highways improvements needed to ensure the safety of the residents living in the area.

The amenities of the Almshouses will be damaged as the development is too close to the Almshouses and some windows overlook their gardens. There should be a planning condition that screening through additional planting be provided to mitigate the impact on the Almshouses and prevent overlooking.

It was also resolved that the Parish Council would contact Mike Chester to ask him to call in this application to be discussed by Development Control.

There being no further business the meeting closed at 8.55pm.

Signed (Chairman) Dated