

Minutes of the Planning Meeting of Thompson Parish Council

held in

Thompson Village Hall on Tuesday 07 July 2015 at 7:30 pm

Present: Kate Winslow (Chair), Duncan Gregory, Alan Dujon, Ian Robertson, Andrew Wagner, 2 parishioners and the Parish Clerk

1 Apologies for absence: Irene Smith

2 Declaration of interest: None

3 Planning Application 3PL/2015/0570/O application to build a new dwelling in the garden of 1 High Houses, Mill Road, Thompson, Norfolk IP24 1PH. The meeting was adjourned to allow a visit to the site. On return from the site a wide ranging discussion regarding the application ensued.

Firstly the site marked in red on the provided plan was queried. It appears to include the access lane to High Houses and other properties. This as far as those present at the meeting were concerned is owned by the owners of High House Orchard, Mill Road, Thompson and not by the applicant. If this is the case it would appear that the plan is inaccurate; and additionally it was questioned whether permission of the landowner would be needed to allow access to the proposed property from the lane.

It was felt that the plans provided did not give adequate information regarding the proposed building and that an application for outline planning with some matters reserved was inadequate for this site, previous experience suggests that between granting of outline permission and full planning permission sizes etc can change drastically. The site is particularly small by Thompson standards with the proposed building almost filling the width of the plot. The adequacy of drainage of such a small plot was queried, it being felt that such a small plot would be unable to properly handle the drainage of a PTP and, even with the benefit of water harvesting, still comply with SuDS requirements for surface water without causing problems on the lane and Mill Road. Thompson is a particularly wet village and it was queried whether anyone had troubled to perform percolation tests on the site during the winter when drainage in the village is particularly poor. This was felt relevant because since the recent building of High House Orchard at the top of the lane at least one of the High Houses has suffered flooding of its kitchen during heavy rain, something that had not happened in the previous 30 years.

Notice was also taken of the comments of local households all of whom have objected to the proposed property on a variety of grounds. These include flooding of a property and of the lane in wet weather, water pressure – water pressure is poor at High Houses, made worse by the building of High House Orchard and it is feared that an extra property will further exacerbate the problem; and aesthetics – the house does not fit comfortably on the plot in front of a Grade II listed building. The Chair noted that the Historic Building Consultant had said that paragraph 128 of the National Planning Policy Framework applied to the application. Paragraph 128 was read to the members who decided that the application did not deal with this paragraph and instead focussed on the use of this of the proposed building to assist in meeting targets. The members felt that the historic layout of the property in its grounds were a unique feature of Thompson that need be retained at the expense of targets..

On the vote the members decided unanimously that they objected to this application and directed the Clerk to write to Breckland Council giving their reasoned objection to the proposed house.

4 Date of next meeting: 28 July 2015

5 Any other business (for agenda of next meeting): None.

The meeting closed at 8:35pm.