

# COTTON PARISH COUNCIL

**MINUTES** of the Parish Council Meeting held on February 27, 2019 at 7.30pm at the Village Hall

## **PRESENT**

Cllrs Peter Gibbs, Sarah Wenban, David Williams, and Beryl Ellis, and Rod Caird (Clerk). Ten members of the public, including two representatives from Bacton Parish Council, together with Cllr Andrew Stringer, were also present.

### **1/270219 Apologies and approvals of absence**

Cllrs Chris Tester and Paul Howlett had sent their apologies and their absence was approved.

### **2/270219 Declarations of Interest and Requests for Dispensation**

None

### **3/270219 To receive comments from members of the public on matters on the Agenda**

After an introduction by the Chair explaining the background to the current Broad Road planning application, a discussion followed during which no support was expressed for the application by members of the public or Councillors.

### **4/270219 To consider a planning application:**

**APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/19/00646**  
**Proposal: Outline Planning Application (All matters reserved) Erection of up to 65No dwellings with attenuation basin.**  
**Location: Land On The West Side Of, Broad Road, Bacton**

It was agreed to object to the application, re-stating the opposition expressed when the previous application for the site was considered in 2015, and adding:

The Parish Council feels very strongly that:

- Proposals to improve the railway under-bridge will in reality not solve the hazards presented by this access route to Bacton's central facilities (and that access will be essential to the fundamental sustainability of the site). There is simply not enough width or height under the bridge to ensure safe movement by any significantly sized vehicle, pedestrian and cyclist. There is insufficient space for a roadway and a parallel pathway. If a safe solution to the problem of the under-bridge had been available it would have been actioned long ago; building more houses on the "wrong" side of the bridge will achieve nothing other than to make the problems worse.
- Further completed and approved housing developments in Bacton,

Finningham and other nearby settlements have increased traffic volumes on Station Road and Broad Road since the 2015 planning permission. Cotton's own traffic data, gathered by the Parish Council's Vehicle Activated Speed sign, have demonstrated a consistent pattern of excessive speeds on those routes. The speed of travel, volume of vehicles and the hazards presented by the under-bridge is a dangerous cocktail which the construction of more houses will do nothing to alleviate.

- The failure to build the 47 houses approved by the (contested) planning approval in 2015 is not a reason to approve a larger number of houses on the same site. 65 unbuilt houses is no better for the District Council's land-supply problem (if it has one) than 47 unbuilt houses. It is more likely to be a clear indication that the site is unsuitable for any number of houses because of the inaccessibility by foot, cycle and public transport of the basic amenities available in Bacton.
- It continues to be essential to the character of the countryside to maintain a physical separation between Bacton and Cotton; construction of 65 houses on this site will reduce that separation to vanishing point.
- Because of the position of the site, its development is not sustainable; access to Bacton's facilities is not realistic and Cotton does not offer an alternative range of facilities.

**5/270219 Correspondence and urgent matters to be brought to the attention of the Parish Council**

Payments were made as follows: £672 to Office Furniture Online for provision of a new screen for the Village Hall; £129.40 to HMRC for PAYE; £258.84 to Rod Caird for Clerk pay; and £3.76 to SALC for an election briefing attended by the Clerk.

The next regular meeting of the Parish Council will be held on Monday March 18 at 7.30pm in the Village Hall.