

**GAYTON PARISH COUNCIL**

**MINUTES OF THE MEETING OF THE EXTRAORDINARY PARISH COUNCIL HELD AT GAYTON JUBILEE  
VILLAGE HALL  
ON MONDAY 23<sup>rd</sup> May 2016**

**Present:** Mr R King (Chair), Mr B Anota, Mr A Beales, Mr A Dewing, Mr S Verber, Mr P Grant, Mr P Gidney, Mr S Taylor, Mr J Currey and Mr P Savage. Mr Chris, Head of Place Planning and Organisation at NCC Children's Services

**1. Apologies for absence.**

Apologies were received and accepted from Lady Romney.

**2. Declaration of Interest – The Councillors will declare any personal or prejudicial interest in any item on the agenda.**

Mr Beales declared a pecuniary interest in the application for a new School. Mr Currey and Mr Grant declared non pecuniary interests in the application for the new School.

**3. Planning**

*a) Applications to consider*

The Chairman advised that the application at Chalk Barn would be considered first.

New timber superstructure garage to erect to the North East of the site, with an altered vehicular access and new fence to the front boundary at Chalk Barn, Winch Road, Gayton

The Council noted the plans showing the altered vehicular access. It was noted that the access is still opposite the junction with Winch Road and is no worse or better than it currently is. Therefore it was agreed that the Council had no objection to this application.

Having declared a pecuniary interest in the following planning application, Mr Beales left the meeting.

Change of use of agricultural land for school use. Erection of new 210 pupil place (1FE) primary school, Multi Use Games Area (MUGA), sports pitch provision, car park and associated works

The Chairman confirmed that the Parish Council is a consultee to the planning application and does not make a decision on whether it is approved or not. This decision will be down to Norfolk County Council's Planning Committee. He stressed that every resident should make their own individual comments on the application directly to NCC as their comments would hold as much as weight as those made by the Parish Council.

At this point, the Chairman suspended standing orders and invited Chris Hey from NCC to briefly address the Council and the members of the public present. Mr Hey explained that NCC has a statutory duty to provide School places and that a larger School will be necessary in Gayton given the scale of development that is likely to happen here. Cnty Cllr Coke addressed the members of the public and confirmed his backing for the new School and that he felt it would be a great benefit to the Parish but also reiterated that it is important for parishioners to make their own comments on the application.

Several comments were then raised by parishioners present including:

- Residents are not against a new School but are against the chosen location as there are too many issues regarding the location which have not been addressed, several related to Highway and traffic movements.

- Concerns that the size of the School, at 210 places, would not be big enough to accommodate the children in Gayton once all of the planned development has occurred and new families have moved in.
- The drainage issues on the proposed site do not appear to have been considered adequately
- Congestion on Back Street is already an issue and double yellow lines will not stop vehicles from stopping for up to 10 minutes to unload and load.
- Concerns that parents will park on any green space available whilst bringing and collecting their children from School as no parent parking is being provided.
- It was felt that the dropping off area in the plans is not big enough or adequate for the probable usage.
- Concerns over why the School Hall is so much taller than the rest of the buildings
- Concern that no archaeological survey has been undertaken
- Concerns over the deterioration of the road surface of Back Street and Winch Road and what effects significant additional traffic will have as well as concerns about the dangers of ice on Back Street which occurs each year because of laying water in the road.
- Concerns that the existing sewerage and water infrastructure is not sufficient to cope with all of the planned development and a new School
- Concern over the proximity of dykes around the perimeter of the School and the safety of students in relation to this
- Query about why the site was chosen out of the 5 considered by NCC when it is the only site that requires all visitors to cross a road to access it
- Historical anecdotal evidence of proposed site having to be drained regularly of standing water
- The new School site will generate more traffic at Mill End Corner as parents/visitors to the school will access Back Street from this junction which is already dangerous
- The police often use Winch Road as a diversion route off the A47 when an accident occurs there which would potentially mean a lot of traffic near School children.
- Concerns about the possibility of the School Hall being hired out in evenings and in School holidays

The Chairman thanked everyone for their comments and reinstated standing orders. After some discussion, the Council agreed that NCC Children's Services had followed all of the statutory guidelines set out for a planning application to be valid, therefore, the Chairman proposed that the Parish Council could not object to the application on planning grounds, however, could raise a number of issues that the Council believes must be addressed before any planning permission is granted. Mr Taylor seconded this and there were 7 votes in favour (2 Councillors could not take part in the vote due to previously declared interests). It was agreed to raise the following issues:

- **Flood Risk** – the Council notes that a river modelling exercise has been carried out which the applicant believes will lead the Environmental Agency to change its classification of the flood risk at this area, which is currently Flood Risk Zone 3 (land which has a greater risk of river flooding) and is also at 'High Risk' of Surface Water Flooding. Since the Environmental Agency, as the authority on this matter, has not considered changing the designation of this area previously, the Council believes that **no permission** should be granted for this application until the Environmental Agency has assessed the River Modelling exercise results and confirmed that it will change the designation of the area to Flood Risk 1. In addition, the Council believes that historical anecdotal knowledge of the flooding issues at this site should be heeded. Several residents who have lived in the village for many years report that the land has flooded several times over the years and it has taken significant effort to restore it afterwards.
- **Anglian Water** – there is a significant history of homes being flooded in sewerage, particularly in

the location around the planned new School. Whilst Anglian Water has attempted to address this over the years, the problem is not fully solved. In addition, the Council believes that this application must take into account the significant strain on the water and sewerage infrastructure that the recently approved additional 88 homes set to be erected in Gayton will cause, along with the erection of a further 26 homes which already have planning permission but have yet to be built. A new School will obviously add its own strain to the system. The Council believes that the application must include a requirement that evidence of the cost of and a timescale for the delivery of a suitable sewerage, water and drainage scheme is included.

- **Highways** – the access to the proposed new School would be from a particularly rural road in Gayton (Back Street), which already has congestion issues and a lack of footpaths and will also soon be providing access to another 40 dwellings following a recent planning permission. The Council is very concerned about child safety and notes that the application requires all children, parents, staff and visitors to the School to cross a road to reach the School site. It also notes that the pedestrian access to the School has been moved nearer to the junction with Winch Road the originally planned. The Parish Council has data from its VAS signs showing that regular speeding occurs on Winch Road. It feels that this data, which was presented to NCC Children’s Services Team, has not been given the correct attention and should form part of the evidence within this planning application. The Council acknowledges the inclusion of improvements to the Highway to deal with speeding issues on Back Street by widening the road outside the proposed School and using ‘Road Narrows’ and ‘Give and Take’ signage, however, what the application fails to address is the obstruction and congestion to the Highway that parents parking their vehicles to drop off and collect their children from School will cause. The Council notes that it is NCC’s policy not to include parent parking in its School schemes, however, there are already significant and well documented safety issues caused by parents parking outside the existing School which is on a larger and less rural road than Back Street. The Council believes that the application should address this issue as this is considered a major safety issue.
- **Location** – NCC considered five locations for a new School in Gayton and concluded that the site in the application is the most suitable; however, one significant flaw of this site is that everyone must access it by crossing a road. The Council believes that documentation of the investigation into the five sites and evidence of why the current site was chosen should be included as part of the application documents for the Planning Committee and consultees to consider before a decision is made.
- **School Spaces** – the Council is concerned that the spaces the new School will offer (210) will not be sufficient for the growing Village. Whilst this number may accommodate the current primary school aged children in the village, the Council is concerned that this won’t remain the case for long given the level of development that has been approved in the village and the further applications that have been made. The Council believes that a plan for ‘future proofing’ with evidence that the School could be extended adequately in the future without the need to bring mobile classrooms to the site.
- **Pre-School** – The Council is aware that there are plans to include a pre-school on the site, however, there appears to be no consideration given to how the pre-school children and parents will reach the area designated for the pre-school safely. This needs to be addressed.
- **Streetlighting** - The Council has adopted a streetlighting policy which is against the provision of any routine street or outside lighting and would not like to see any such lighting included in this application.
- **Vehicle access** – the Council is concerned that the vehicle access to the School is not sufficient for coaches to arrive and leave. The Council believes that the measurements used to design the car park and drop off point should be reexamined and confirmed to be of a correct size for a coach to use by an independent authority on this matter.
- **Traffic mix** - the car park area is currently designed to include a mix of vehicles and pedestrians which is unsafe. To avoid this mix the Council believes that car and bus parking would be better

placed away from the pedestrian entrance. A safety feature is required to deal with this - a bus park added behind the school, enabling children to assemble safely before a trip would be good for overflow and if two or more buses came. Also parking for a visiting school team, parent's evenings or maintenance vehicles and emergencies. This is a low cost addition the Council believes will be needed.

- **Building materials** – the Council notes that the roof is proposed to be tiled with slate tiles. These are not in keeping with the materials used on surrounding properties, have a short life expectancy, meaning greater maintenance costs and the proposed buildings are angled badly for winds striking a slated roof. The Council does not understand why clay pan tiles, which are more in keeping, more economic and have a greater life expectancy, have not been used.
- **Design** – the internal layout of the School does not seem appropriate or well thought out. The aesthetics are not pleasing as the buildings are utilitarian in design.
- **School Hall** – Since the School Hall has been confirmed that it is not being designated as a Sports Hall, there seems no reason for it to be as tall as it is or for a badminton court to be shown on the floor of the Hall in the plans. An explanation for this should be included.

**4. Items for report or Future Agenda.**

There were no items to report or for future agenda.

**5. Date of next meeting is planned to be 11<sup>th</sup> July 2016**

Signed by Chairman..... 11<sup>th</sup> July 2016