

KESSINGLAND PARISH COUNCIL



Minutes of the Extra-Ordinary meeting of Kessingland Parish Council Meeting At 7.00pm on Wednesday 13th December 2023 held in the Council Chamber, Marram Green

Members present:	Councillors C Carter, M. Dunne, N Glendinning, I. Graham (Chair), S. James, J. McLean, B. Saunders & L. Truman
Other Cllrs in attendance:	None
Others present:	Members of the public
Clerk to the Meeting:	N. Coleby (Parish Clerk)

144. Welcome

The Chair welcomed those present to this extra-ordinary meeting of the parish council, especially the large number of members of the public present. Cllr Graham advised that there were no fire drills planned so if the alarm does sounds we will evacuate the building. Cllr Graham informed those in attendance that this was a extra-ordinary meeting specifically arranged for consideration of the planning application lodged by Badger Building on land east of London Rd in Kessingland. He then went on to explain how the meeting would run and directed the public to the agendas on people's chairs. Cllr Graham explained that there would be an extended public session in order to allow as many people present to speak. He asked that comments were only made by the person addressing the council. He then noted about recording of the meeting and above behaviour in the meeting an asked attendees to either turn their phones to silent or switch them off.

145. Apologies for Absence

Apologies had been received by Cllrs Boyle, De Brea, Cook and Green. Cllr McLean proposed acceptance of the apologies, this was seconded by Cllr Glendinning with all in favour.

146. Declarations of Interest

It was noted that all councillors may have other Registerable and/or Non-Registerable interests due to their residence within the village. No councillor has a pecuniary interest in consideration of the planning application. Cllr Saunders advised that he lives close to the development however he has no shared boundary with the site and felt that he could make an unprejudiced decision based on the application, planning information and any information or views which came from the public at this meeting. Other councillors echoed Cllr Saunders view. The Chair advised the public that the council and councillors had been very careful not to express any views about the application nor for it to be discussed in any council meeting so that the council and/or councillors could not be accused of having a pre-determined view on the development. All councillors may have

a non-registerable interest which would not stop them being able to discuss the application and take part in the vote on nature of the council's consultee response,

147. Minutes of the Last Meeting

As this is an Extra-ordinary meeting, minutes do not come before the meeting. The minutes of this meeting and the previous meeting will go to the next Ordinary meeting of the council on Wednesday 12th January 2024.

148. Public Forum

At Parish Council meetings there is a public forum which normally is for a period of 10 minutes. On this occasion the Chair will ask council if they wish to suspend Standing Orders so that the Public Forum can be extended. This is the community's opportunity to put comments, views and/or information to the Chair regarding the planning application being considered by the Council at this meeting. During this time, residents will have a maximum of 3 minutes each to address the Chair. If questions are asked the Chair will provide an answer if the council has the available information.

148.1 Councillor Graham opened this section of the agenda and immediately moved that the Standing Orders be suspended for to allow the public forum to last for one hour. This was seconded by Cllr Saunders with all in favour.

148.2 Cllr Graham invited members to indicate if that wish to address council. He invited people up to the space allocated where they would be able to address the council but be heard by all those in attendance. Several individuals did come up to the table to raise concerns, to counter information in the application and provide information which they felt might be beneficial in opposing the application. The points raised included:

- Concerns about additional houses (especially such a larger number of houses) on the sewerage/drains provision in the village.
- Parking concerns in London Road as there are properties in this local which have nowhere else to park and therefore any restrictions to parking would impact on existing residents.
- Why had Kessingland gone to all the effort to create a Neighbourhood Plan when it was being blatantly ignored?
- Concerns that the development would not provide homes for the Kessingland Community but were more likely to be occupied by retirees from London or the South-East and the additional burden that would place on the doctors surgery.
- The fact that it is almost impossible to get a doctors appointment already, this development would add to that burden on the local doctors surgery.
- The lack of any NHS dentists locally
- Concerns that properties may also be bought as second homes or holiday lets rather than providing homes which would be affordable for local people.
- Concerns about surface water and how the development would reduce the open ground therefore reducing the absorption of rainwater and increasing risks of flooding in other areas of the village.
- Concerns about the greenfield development when the referendum had covered the three sites being developed as a contiguous, single site.
- The new location of the estate entrance and the additional noise and light pollution and potential damage to air quality. (Indeed one long-

term resident feels that the development will force them to move as they will be opposite the access to the estate and therefore have headlights shining into their property whenever residents left the estate in low light levels. They also voiced concern that the value of their property could still be negatively affected as did other residents in London Road.)

- Concerns were raised about the access location being safe as this was an area which residents had made regular complaints about speeding.
- Concerns that at peak times this would cause a bottleneck at one of the two entrances to the village with additional vehicles from the estate working against traffic flows as well as people having to cross the road in order to catch a bus or access the cycle lane.
- Concerns about the pavements in the area which are already narrow and reduce to a single pavement as you head north out of the village. This pavement is too narrow, both for pedestrians and cyclists to pass but also for mobility scooters which are generally too wide for the pavements in the village.
- Concerns that the community had voted for a Neighbourhood Plan on the basis that the greenfield development was ancillary to the brownfield site yet now the brownfield was not included in the development.
- Concerns that without the greenfield sites as part of a development, the brownfield site would never be redeveloped and that it would remain as an eyesore.
- Concerns over school provision as the primary school has no more capacity and improvements are needed to transport infrastructure for high school pupils.
- Concerns that the application would undermine the London Road Traffic Calming scheme.
- Residents of Francis Road raised queries about the proposed link between the estate and the village and whether improvements would be made as the pavements are in a bad state.
- Concerns were also raised about how access for motor vehicles between the estate and Francis Rd would be restricted as if provision was wide enough for mobility vehicles then it would also be open to motorbikes etc. At present Francis Road is a cul-de-sac but this would increase the level of traffic and potential noise in a residential area.
- Concerns about increased surface water flooding as several of the properties to the south/south east of the development already get surface water flooding either due to a heavy storm or from a succession of periods of rainfall. This development will reduce the amount of land which

(The Public Forum will end when the time period of time agreed under 127.1 has expired unless a further suspension is approved by councillors.)

149. Planning Applications to be considered

- 149.1 DC/23/4255/FUL | Hybrid application: a phased development of 135no dwellings with associated drainage and external works, including the use of up to 2.1 hectares of land to extend the existing playing fields (full submission); and 7no custom/self-build dwellings (outline submission). | Land East Of London Road Kessingland.
- 149.2 To confirm the next stages of the planning application

150. Date of Next Meeting

The date of the next meeting will be 10th January 2024 at 7.00pm at Marram Green.

151. Items for the next agenda

The last date for notifying the Clerk of items for the agenda will be the 5.00pm on the 2nd January 2024.

152. Exclusion of the Press & Public

That in accordance with the Public Bodies (Admission to Meetings) Act 1960 and the Local Government Act 1972 (Sections 100 and 102), the public and press be excluded for the remaining items of business due to the confidential nature of the business to be transacted including contractual and personnel related matters.

152.1 There are no matters under this agenda item.

153. Close of Meeting

This meeting closed at 20.55pm.

Parish Council

I certify that these are accurate minutes of the above meeting as approved at a meeting of the Parish Council held on the _____.

Signed
Cllr Ian Graham
Chair, Kessingland Parish Council

Dated