

# **LYNG PARISH COUNCIL**

## **Extraordinary Planning Meeting To be held at Lyng Village Hall on Wednesday 10th February 2016 at 7.00pm**

(1297) Apologies

(1298) Meeting adjourned for public speaking

(1299) Planning Matters:

(i) Informative

(ii) Consultation

- a) 3PL/2015/0512/F – Bailey lakes - Lyng Easthaugh. Change of use siting of 45 holiday lodges.  
Amended Site Layout, Habitat & Protected Species Survey.

Members will note that the Council's original objections remain in force. Those objections may be amended, retracted in whole or in part, or added to, based upon the documents provided in this consultation.

(1300) Questions from the Public

(1301) Date & time of next meeting Wednesday 9<sup>th</sup> March 2016 at 7.30pm

## LYNG PARISH COUNCIL

Draft Minutes of an Extraordinary Planning Meeting held at 7.30 p.m. at the Village Hall Wednesday 10<sup>th</sup> February 2016

Present: Mr. G. Mason, Mrs S. Bird, Mr. C. Williams, Mr. K. Meader, Ms K. Graham and Mrs. C. Davis in the Chair.

Clerk: Mr. P. Dilloway, Mr. G. Bambridge (District Councillor) and 46 members of the public.

(1297) Apologies. Mr. P. Lambley.

(1298) Meeting adjourned for public speaking

- (i) It was asked if the plans had changed. The Chair read extracts from the applicants letter which accompanied the amendment documents. It was observed that the applicant now indicates that it is intended to encourage day visitors alongside residential guests to engage in bushcraft, water based activities such as sailing and canoeing as well as extraneous activities such as basket weaving and pottery. The participation of local wildlife groups and national agencies is invited in creating maintaining a wildlife area including an offer to cordon off some areas exclusively as wildlife habitats. Further suggestions have been added for sewage treatment to mitigate the potential for contamination and the offer to create passing places to mitigate traffic increase. The reception centre location was moved to higher ground as a flood refuge. Where required planning conditions can be imposed.
- (ii) The meeting was told that despite the provision of an ecological survey, which was taken at the wrong time of year to be of accurate value and a small number of both qualified and unqualified mitigation measures, Natural England, The Environment Agency and the Highways Authority had retained their stance of outright objection to the proposal. Natural England has gone a step further by refusing to accept further consultation unless the proposal materially alters their previous advice.
- (iii) Other comments:
  - a) Passing bays. Are these acceptable? Some are frequently used for fly tipping. The danger points are either end of the road not along its length.
  - b) Both sewage treatment plant and septic tank integrity could be at risk in a flood. Septic tanks need constant use to operate properly.
  - c) River level rises in hours compared to days 20 years ago. Flash flooding much more prevalent.
  - d) The site lies in an area of working farmland with all the associated dangers of large vehicle movements.
  - e) Local medical resources stretched.
  - f) School activities require greater level of safety and security. No mention of how this can be achieved.
  - g) Unspecified number of 'camping pods' mentioned
  - h) The Wensum Golf Club will relocate putting more traffic on Weston hall Road
  - i) Potential for Waste Disposal site at Lenwade Industrial Estate. Possible that traffic will also use Weston Hall Road.
  - j) Weston Hall Road also part of NDR link.
  - k) Wensum Valley now in greater need of protection than Breckland Core Policy 11 gives in light of this and Billingford application.
  - l) Wensum Alliance has been formed by Friends Of The Earth to lobby for protection of Wensum Valley
  - m) Entrance road. No approach to landowner for widening scheme has been made.
  - n) Water run off ends up in Catch 22 lakes.

(1299) Planning Matters:

- (i) Consultation
  - a) 3PL/2015/0512/F – Bailey lakes - Lyng Easthaugh. Change of use siting of 45 holiday lodges. Amended Site Layout, Habitat & Protected Species Survey. Members had viewed the documentation provided by the applicant together with written comments by Norfolk Wildlife Trust, Cllr Lambley and LERAG.
  - b) Following discussion it was resolved to retain all the Council's original objections to the scheme and in addition adopt the further comments and objections from LERAG , Cllr Lambley and NWL.

(1300) Questions from the Public. Further comments were received and these are pertinent to, and included in 1284(iii) above.

(1301) Date & time of next meeting Wednesday 9<sup>th</sup> March 2016 following the Annual Parish Meeting at 7.30pm