

AGENDA ITEM 12: Colby & Banningham Exception Housing Scheme - Call for Sites

Across North Norfolk local people are finding it increasingly difficult to rent or buy on the open market. Property price inflation continues to grow at a faster rate than local incomes putting homeownership out of reach of many local households, whilst private landlords are able to make greater returns by selling-off rental property or converting to holiday lets.

North Norfolk District Council's waiting list for Colby and Banningham includes several households with a local connection to the Parish and physically adjoining parishes, who aren't able to access suitable homes locally.

Parishioners were invited to a consultation event on 20 July, to consider initial proposals for an exception housing scheme of approximately 9 new homes, on land on Banningham Road selected by North Norfolk District Council, Strategic Housing Team, given the requirements of planning policy for sites to adjoin a minimum of 10 dwellings and in consideration to Norfolk County Council highway accessibility.

The proposals include the following tenures;

- **affordable rent** (rents set at 80% of market, capped at the Local Housing Allowance)
- **shared ownership** (where leaseholders buy an initial equity share and pay rent on the remainder)
- **market homes** (unfortunately Government grants do not fully fund the affordable rent homes. So, Broadland is proposing 2 or 3 of the new homes to be sold on the open market, to generate surplus funds that will cross-subsidise the affordable homes)

Affordable rent and shared ownership homes would be prioritised to households in housing need who have a local connection to Colby and Banningham Parish and physically adjoining parishes, whilst market homes would initially to be marketed to the local community.

The consultation event was well attended. Whilst Parishioners generally appreciated Broadland Housing Association's approach to design, feedback was equally split between those who supported the proposals and those who live near to the proposed location, some of whom questioned the site selection process.

North Norfolk District Council and Broadland Housing Association agreed with Colby and Banningham Parish Council to put out a call for alternative sites in the Parish, for the Planning Department to consider their suitability for development.

Are you a local landowner? Your land could provide much-needed affordable homes in Colby and Banningham Parish.

Broadland Housing Association would like to hear from Landowners with potential land for development in Colby and Banningham Parish. Local planning policy requires exception housing schemes to physically adjoin a cluster of a minimum of

10 dwellings so as not to be isolated, whilst Norfolk County Council Highways Department requires safe vehicular and pedestrian access.

If you own suitable land that you would like the Planning Department to consider, please contact xxx at Broadland Housing Association:

Broadland Housing Association,
NCFC, The Jarrold Stand
Carrow Road, Norwich, NR1 1HU

Email: xxx

Tel: xxx

AGENDA ITEM: 13.1 Colby and Banningham Parish Council Update on Speed Awareness Monitor

Introduction

Councillors will be aware that this issue was first raised at the beginning of the year following reported problems on Colby Long Road. We managed to get Highways involved in July and have had some correspondence since then.

I met with Justin Le May on 9 September and this report is to update Councillors and propose next steps.

- 1 We looked at possible sites for the SAM on Colby Long Road, on the B1145 near to Mill Lane and following concerns from some parishioners, on the upper end of Colby Road in Banningham.
- 2 The priority is on Colby Long Road and we identified 2 sites for the monitor utilising existing 30 mph roundel posts. Justin advised that one post needed replacing which he may be able to do.
- 3 The second priority is on the B1145 and again we identified 2 sites one on a 40mph roundel post and the other probably utilising the 40 mph sign when approaching from the Aylsham side
- 4 The third priority would be on Colby Road where a site is not easily available – Justin advised that the only real option is to set up a new post on the north side of the village green.
- 5 Before any SAM is sited (and generally this should last no more than one month on any one site), Highways want to ensure that nearby residents have been consulted as there have been occasions which caused substantial opposition.
- 6 SAMs can either be bought at a cost of around £2500 and Justin suggested that an appropriate source might be the Parish Partnership fund which will be available towards the end of the calendar year. Alternatively, a parish can agree to share use (and therefore cost) with another parish. I believe Mo may have had some thoughts or suggestions about the latter source

- 7 If a new post is required for siting, this will cost around £80 – I am not sure if Saul Penfold’s funds may be able to help with this.

Conclusion and Recommendations

- 8 I suggest Colin speaks to Mo to find out any information about sharing cost with another parish as it seems unlikely that we want to use a SAM all the time! Otherwise, Colin should approach nearby parishes to see if a joint venture might be possible.
- 9 If no option for sharing can be identified, I suggest we submit a bid to the Parish Partnership fund.
- 10 As Colby Long Road is the priority, a brief letter should be given to residents who live within 100m of the 2 identified sites explaining the intention and allowing for any concerns to be raised. I am happy to do a letter.
- 11 We should assess the experience and effect at the Colby Long Road site before extending placements in the other priority areas.

Seamus Elliott
PC/9/22

AGENDA ITEM 14.1 Colby and Banningham Parish Council: Procedures in respect of planning matters

The procedures set out below were adopted at a meeting of the Parish Council on.....

1. Summary

This procedure sets out how the Parish Council considers planning matters on which it is consulted by the Planning Authority. It takes into account that:

- The consultation period for planning application is 21 days, which means that not all planning applications can be considered by the Parish Council at its scheduled meetings.
- The Parish Council believes that its constituents are best served by the Parish Council responding to application in a timely fashion.

- To ensure that consultations on planning applications are dealt with in time, the Parish Council has appointed a Planning Advisory Group to facilitate the responses of the Council to planning matters.

The Parish Council has therefore resolved that any substantive actions in respect of planning matters shall be taken either by:

- the Parish Council as a whole, or
- by the Clerk acting on the advice of the Planning Advisory Group.

2. Planning Advisory Group

2.1 Membership

- At each Annual Meeting the Parish Council shall appoint from amongst its members a Planning Advisory Group of at least three members to serve until the following annual meeting.
- If a vacancy occurs at any time by way of resignation or otherwise the Council may appoint one of its members to fill the vacancy who will serve until the next following Annual Meeting.

2.2 Duties

- It shall be the duty of the Planning Advisory Group to give initial consideration to any planning matters on which the Parish Council is consulted including policy matters such as local plans as well as specific planning applications.
- Where the Council is invited to make representations on a planning application to the Planning Authority, it shall be the duty of the Planning Advisory Group to ensure that the Council's Planning Protocol, as set out paragraph 3 below is adhered to in all material respects.
- The Planning Advisory Group will seek to ensure that the Parish Council is seen to be fair in its treatment of the rights of applicants and local residents and that its views as consultee are consistent and well-considered.

- The Planning Advisory Group shall have no power to make substantive decisions in respect of planning matters.

2.3 Conflict of interests

- A member of the Planning Advisory Group who has a material interest in a planning matter referred to it shall take no part in the discussion or handling of the application.

3 Planning Protocol

3.1 Options for responding to planning applications

One of the following options shall apply when notice of a planning application on which the Parish Council is invited to comment is received.

Option 1: If there is a scheduled Parish Council meeting before the end of the consultation period then the Clerk will place the matter on the Agenda for that meeting and any decision will be taken at that meeting.

Option 2 : If there is no scheduled meeting before the end of the consultation period, but the Planning Advisory Group considers that the application should be considered by the full Parish Council then a special meeting will be called for this purpose and any decision taken at that meeting. This option shall also apply if at least two members of the Council request that the Chairman or Clerk call a special meeting.

Option 3: In other cases any response by the Council shall be delegated to the Clerk who shall seek advice from the Planning Advisory Group and shall circulate any draft response to all Councillors for their comments.

3.2 Procedure at meetings of the Council

- In those cases where a planning application comes before a full meeting of the Parish Council, then any residents will be able to speak at the meeting during public participation.

- If a request is received from the applicant to speak to the Council then this will normally be permitted unless the Council, by a majority decision, determines otherwise.
- Any Councillor with a material interest in the application will take no part in the debate, unless invited to speak by the Chairman, and will not be entitled to vote on any relevant motion.
- The Council shall consider the application in public session and will decide on what response, if any, shall be provided.