

Caston Parish Council

CHAIRMAN: Mr Chris Cook VICE CHAIRMAN: Mrs Kay Farmbrough

**MINUTES OF THE MEETING OF CASTON PARISH COUNCIL
THURSDAY 28 JULY 2022
AT CASTON VILLAGE HALL AT 7.00 PM**

Councillor's present:- Chris Cook, Kay Farmbrough, Graham Moss, John Hill, Mary Howell

Also present:- Members of the public

1. **Apologies for absence**
Cllr Ives.

The Chairman closed the meeting to permit public discussion.

2. **Participation and questions from the public, session 1.**

Cllr Cook ran through the comments made in the Planning Committee Report prepared for the Planning Meeting.

A member of the public expressed concern that there was no flood compensation in the proposals. Wider ditches at the front of the site and side will only compensate for the pipe they are putting in. There is no flood compensation for the front of the site or the road in front of it, the area most prone to flooding.

The ditches at the side and front of the application site do not connect to anywhere so have no onward flow.

Any surface water from the driveway will run off to the ditch opposite which cannot cope with heavy rainfall at the current time.

A member of the public advised that he would be speaking at the meeting and it would therefore be good to establish what we hope to achieve. The resident had sent a video of the flooding to the Planning Committee and had been promised that the Committee will review the footage before the meeting.

The best we can hope for is most likely conditions on the application. The member of the public summarised the following:-

- Insist that the ditches are connected to the ditch on the opposite side of the road
- DC Cowen had previously advised that the Applicant is only responsible for getting run off from the site but not its onward travel.
- There are two main issues, flooding and the car park.
- There was a pipe which ran under the road previously but this was removed when the school was built

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ

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- The additional site at School View is going to further exacerbate the issue.
- The stream opposite cannot currently cope and stops at the Old Bakery.
- The ditch would benefit from dredging and improvements made.
- There is a balancing pond in Dukes Lane but the water needs to be able to travel there.
- There have been two floods in the past 7 years.
- Is it worth making a point that the original application was approved on a 5/4 majority?
Post the 2020 flooding, would they have come to a different conclusion?

Another member of the public raised concerns that Plot 3 directly overlooks the school playground. There is a safeguarding issue. This has been raised with both the school and the governors and photographs have been submitted in support of the comments. It was noted that Breckland Council do not have a safeguarding policy re overlooking of school premises.

There are other plots which will also overlook neighbouring properties with a balcony directly overlooking a previously private garden.

A member of the public suggested that the car park should have at least two access roads with safe pedestrian access to the north side. 20 spaces with a single access road would not be used. Any driveway directly outside a school access is too dangerous and is not acceptable.

If the car park is to be passed to the Diocese/school, then they should have some input into the design and access to the same. Who is going to maintain the car park and who is to be responsible for landscaping?

A member of the public advised that the ditches, especially on the south side of the site, have not been cleaned out for many years and are full of silt and are very overgrown.

Car parking will be made even worse and given the size of the houses it is likely that residents will also park in the street or in the car park.

Building Control are responsible for regulations relating to any site. It is the responsibility of the builders to put in a correct scheme but it is for Building Control to enforce, historically this has not been very effective.

The Flood Map shows the front of the school in Flood Zone 1 and the school itself in Flood Zone 2.

The Chairman reopened the Council meeting.

3. To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.

4 – Cllr Farmbrough

4. 3PL/2021/0223/D - Land adjacent to Caston Primary School Caston NR17 1DD – Reserved matters application for Erection of five dwellings following outline application 3PL/2017/1267/O.

The Council highlighted the main concerns in relation to this application:-

- Flooding

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- Car Park safety and practicality. By the Applicant’s own admission “...accept that car park will flood and will not be available during flood events” – section 5.2
- Comments not complete on what to base decisions
- The application states there are no flooding records – these have been provided on numerous occasions
- Buildings overlooking school playground
- Highways have spoken to the Parish Council but have yet to comment on the application
- Run-off from the School View site
- If the site floods it becomes Highways problem but in reality, it is the houses in the vicinity and residents that suffer the problems and consequences.
- The school and the Diocese are not in a position to comment as they are closed for the Summer holidays.
- Consideration has not been given to the safeguarding of neighbouring properties.
- How can the maintenance and landscaping be enforced?

5. **Participation and questions from the public – session 2**

A member of the public recommended that our response speech is rehearsed as the 3 minutes permitted goes very quickly.

A member of the public also advised there are some legal precedents in relation to flooding which rely on ‘extent of foreseeable risk’ in the event of flooding.

Meeting closed 8.35pm

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