Present: Councillors of Hockwold cum Wilton Parish Council

Mrs. P Raburn (Chairman)

Ms. R. Johns (Vice-Chairman), Mrs. L. Arbour, Mrs. L. Randall

Mrs. T. Sismey, Mrs. S. Southwell, Mrs. I. Sullivan,

Mr. S. Turner.

Parish Clerk Mrs. L. Fothergill.

Norfolk County Councillor Martin Storey

15 members of the public

Apologies: PCSO Esther Bortz.

**Ten Minute Open Forum:** *(agreed with councillors pre meeting that this could run to 15 minutes as so many members of the public present.)*

Mr. B. Allsopp said that he felt development in the village was good as it would keep the village alive.

Mr. G. Allsopp enquired about the size of buildings, he was directed to the plans and a list of all was read out by Cllr. Johns.

Mrs. P. Murphy raised concerns regarding potential traffic and parking problems in the village as a result of the development, as did Cllr. Johns.

Cllr. Sismey queried drainage. Also asked if local people could be given priority for low cost housing. Also queried what would happen to replace current wall along Main St., as this is a village feature and in a conservation area.

Cllr. Arbour queries whether site would be capped at 26 homes, and whether the scholastic needs of new residents could be met.

Cllr. Raburn asked if it would be built all at once or in stages.

Cllr. Johns queried site surveys for protected / at risk species, as did Ms. K. Puttock. Noted that the land falls into the ‘buffer zone’ between the village and the stone curlew.

Mrs. Allsopp queries if there would be a play area in the development.

Owners and developers of the site, the Enfer family, and their architect, Mr. S. Sutton explained much of the development proposal. Noted that the splay to the development and 3 driveways will be the only vehicle access to site, so will keep traffic to limited points. Also that most / all houses have driveways, therefore no need to park on Main St. There is room for more laybys within the development itself if required. Noted that there is actual density possibility for 56 houses on this site but the number is being deliberately kept low, and there is no expectation to go over the 26 applied – Faye Enefer gave her word this would not be exceeded. Noted that drainage is being dealt with by sustainable water recycling – such as reed beds. Plan to build low cost housing first before moving on to the rest of the housing. Would like to give priority to locals for low coast housing, but noted this would be under control of Borough of King’s Lynn and West Norfolk. They also explained their interest in keeping the site’s heritage and surrounds to be in keeping with the area, plans for front wall to be replaced with flint / chalk wall, which will be set back behind a pavement. Noted the road would be an adopted road. There is a survey currently being held regarding the site as one of special scientific interest, and the effect of the development of local protected wildlife such as the stone curlew, awaiting outcome. No plans for a play area as the village one is very close by.

1. **Outline planning application for proposed residential development of 26 dwellings on land adjacent to Wilton Farm, 195 Main St, Hockwold, Ref. No: 15/02108/OM**

Cllr. Southwell was pleased to hear of pavement being built, also thinks the village has to grow to survive. Cllr. Raburn agreed and noted that this would only be outline permission at this stage. Cllr. Raburn would like to see more visitor parking. General concern from council that the development could grow to larger than 26 quickly. Cllr. Johns did not support the application as felt it could open the floodgates to lots of village developments in the green spaces around the village. Cllr. Southwell noted that each case is seen individually and the Parish Council can only comment on any planning anyway. Cllr. Sismey had concerns regarding look / building materials of the wall and buildings, would like to see them kept/built in a traditional manner. Cllr. Sullivan thought that affordable housing is a good idea. Cllr. Turner has the same reservations as Cllr. Johns. Cllr. Randall agreed that more housing is needed, but has concerns regarding whether village infrastructure could cope with lots of people coming into the village. Cllr. Arbour has the same concerns as Cllr. Randall. Of the 8 parish councillors present 5 voted to support the application, Cllr Sismey proposed, seconded by Cllr. Southwell, with some reservations to be noted to District Planning as follows:

* that more concern needs to be given over the impact of parking and traffic that this development will cause in the village.
* that the current wall along Main St. would need to be replaced with something that is in keeping with the village as this is part of a conservation area.
* that the buildings should be have a traditional look / materials as this  is part of a conservation area.
* that more site survey / investigation needs to be done regarding the impact on protected birds in the area, particularly stone curlew / night jar / woodlark, as this has caused other developments to be prevented from going ahead in the village before but is not considered fully in the current documentation.
* concerns regarding whether local facilities such as doctor and school could support a large influx into the village.

Distribution:

One copy to each Councillor. Copies to Mr M Storey Norfolk County Councillor, Mr M Peake & Mr A Lawrence District Councillors, Downham Market Police, RAF Lakenheath, two copies for display within the village (available at the Village Club and at the Post Office) and one copy for the web-site.