

# **MINUTES OF HEMSBY PARISH COUNCIL EXTRA ORDINARY MEETING**

Which took place virtually on: **Thursday 12th November 2020 at 7.00pm**

Present: Cllrs, Kyriacou (chair), Cllr Bowgen, Cllr Nudd, Cllr Taylor, Cllr Mogford, Cllr Richmond. Cllr Bennett, Cllr Bensly, Cllr Tucker & Cllr Kern. Also present GYBC Cllr James Bensly & NCC Ron Hanton

Clerk: Mrs Kerrie Wilton

Six members of the public were in attendance.

## **1. DECLARATIONS OF INTEREST AND DISPENSATIONS.**

1.1 Cllr Mogford declared that he is a neighbour to the site.

## **2. PUBLIC FORUM**

2.1 The Chairperson of the Neighbour Plan Group addressed the meeting with a verbal report of their support for the application, they also addressed the positives & the areas that they felt the Parish Council should address in their feedback to GYBC. The Parish Council thanked them for their hard work as it was a very succinct report which would greatly assist the feedback process.

## **3. MATTER TO BE DISCUSSED**

3.1 06/20/0422/F Former Pontins site, Beach Road Hemsby - 188 dwellings & 91 holiday lodges, new shop, leisure centre, gym & spa, café & communal areas.

The Parish Council Unanimously agreed to support the application however they have made the following observations & wish to see the following conditions & S.106 requests included by GYBC should they be minded to grant the permission;

### **Observations;**

- 3.1.1 The holiday accommodation should be restricted to a maximum of 11 months occupancy as already in place on other sites in the village, rather than the proposed condition that they shall have to be vacated 14 January to 1 February each year. The reason for this is that they should not be used as principle residences.
- 3.1.2 The Floor space in some of the properties does not appear to meet National minimum requirements.
- 3.1.3 The developer advised that there would be an affordable housing provision & purchasing schemes on the site, but this is not easily identifiable, is this still included?
- 3.1.4 There should be a larger children's play area/ skate park on the site to recognise that a site as large as this will accommodate many children.
- 3.1.5 It is also noted that there is an attenuation tank planned next to the Children's play area which we feel is total unacceptable & unsafe, as well as any other open water areas on the site.
- 3.1.6 It is noted that the previous S.106 agreement provision for school places has been removed & evidence provided that this can now be achieved in Hemsby & Ormesby, yet the distances quoted for that journey in the Transport Plan for the distance to schools & cycle routes is inaccurate.
- 3.1.7 In order to address the surface water on the site it would be better to use permeable surfaces on driveways & parking areas. It may also be appropriate for GYBC to monitor the water build up at the Newport Road end of the site before it grants any further Planning Applications in that area of the village as that area has seen significant flooding in recent years.

- 3.1.8 There are concerns over the level of Management fee that will be charged to owners.
- 3.1.9 Please reconsider relocating & extending the size of the layby to be used by buses to within the site boundary to allow it to accommodate at least two buses, so that passengers can disembark safely. Kingsway is already very busy during the holiday season as it is the main route used to exit the village & travel towards Great Yarmouth.
- 3.1.10 It is unclear if the local health care provision has capacity to accommodate the additional residents as the Parish Council has obviously had sight of the response from Norfolk and Waveney Health and Care Partnership & their required contribution of £324,599.00 to mitigate the impacts of this proposal.
- 3.1.11 There is no mention of litter bins on the site & the Parish Council feels that this should be addressed.
- 3.1.12 The installation on the site of a dog walking area, circular walk, cycle path & the installation of electric vehicle hire concession on the site in order to reduce traffic to a minimum on the site and discourage car use around the village

**Section 106:**

- 3.2.1 To consider financially assisting the Parish Council in the refurbishment of the existing tennis court at the Waters Lane Playing field into a Multi-Use Games Area (MUGA) that will bring an all-weather facility to the whole of the village that they desperately need as the current court is in a very poor condition and no longer fit for purpose. This will help work towards the governments ambition to promote fitness & wellbeing in communities. This facility would also be accessible to disabled persons & people with mobility issues.
- 3.2.2 The developer to Rejuvenate Back Market lane to include the roll back of the current hedge row to allow the installation of a footway & associated street lighting.
- 3.2.3 As it is anticipated that some children will attend Ormesby St Margaret school there will be a need to install a safe walking/cycling route for this purpose & this could be achieved by the creation of a path suitable for all (including disabled access) along the field margins along the Ormesby Road to support access to Ormesby St Margaret village. It has been noted that GYBC Policy CS16 refers to the need for enhanced linkages between villages & this is therefore relevant to this development. NCC Norfolk Access Improvement Plan 2019-29 also makes reference to the need of a network of accessible paths by community involvement. The National Planning Framework Paragraph 84 also supports the need to establish such access, this was also supported by 56% of the residents that responded to the Neighbourhood Plans survey on the local access to other villages.
- 3.2.4 The swimming pool & leisure centre this should be subject to a section 106 agreement with a condition that the pool be open and complete once the overall site has reached 50% occupancy.

Next Meeting: Monday 7<sup>th</sup> December 2020 at 7pm

Meeting closed 19:56

Signed.....

Dated.....