

HEMSBY PARISH COUNCIL

Held a meeting at the Pavilion, Waters Lane, Hemsby on Wednesday **11th June 2025 at 6pm**

DRAFT MINUTES

1. ATTENDANCE

1.1 Cllr Kyriacou, Cllr S Bensly, Cllr Bennett, Cllr Long & Cllr Kern. GYBC Cllr Noel Galer joined for the later part of the meeting. Consultants Ian Fieldhouse – Orbit housing, Sam Hollaus – Orbit Housing, Jacob Tinker- Richard Jackson (civil engineers) & Richard Sykes-Popham. 3 residents

2. DECLARATIONS OF INTEREST AND DISPENSATIONS - None

- 3. 06/21/0495/D Location: Yarmouth Road Hemsby (Popham Consultants on behalf of the developers Orbit Homes East)** Reserved matters details of appearance, landscaping, layout and scale for 93 dwellings, open space and drainage, pursuant to outline planning permission 06/16/0583/O (Development of up to 93 residential dwellings, associated public open space and new vehicular access from Yarmouth Road).

3.1 Public question time to the developers as they did not deliver a presentation.

The Chairman spoke again about the leaflet drop, residents complained that they had not received anything, the parish councillors did not receive any. Richard spoke that they only received replies from 16 homes, they feel that this was a relevant way to deal with the reserved matters. They again were reminded that they are only dealing with the reserved matters as the outline planning consent

A resident spoke about the SUD, the consultant advised that it would get wet only due to heavy rain fall in will hold rain that will clear within 48 hrs. It will look by like a landscaping feature rather than a defined, it will be an impermeable area.

Question about the suitability of Yarmouth Rd for emerging vehicles, they confirmed that this was dealt with on the previous full application, NCC have accepted that as the required safety standard.

The infrastructure is unable to be cope already, the doctors, dentist, parking. They advised that this again was dealt with in the previous full application & this is reserved matters application.

A resident raised that it was well known that flooding from this site had reached & entered the properties on the opposite side of the road on many occasions, they asked that their comments were noted.

Cllr Galer asked if there would be any provision for 'roll back properties' within this development for people at risk of losing their homes at Hemsby due to coastal erosion, he was advised nothing specific unless those people were eligible under the GYBC Housing allocation policy.

3.2 Question time from the Parish Council to the developers.

The Parish Council asking if they S106 agree will be reviewed, they were advised that the contents of the original one still remained, although it would be up to GYBC to propose any amendments, Cllr Bennett requested that any fund raised via the S106 should directly benefit the village & especially the Waters Lane play area as there is no play provision to be included on this site.

The Clerk asked when the water was to go to from the SUDS & was advised that this would leave the site via the existing internal rainwater systems. It was noted that the Parish Council previously requested that a knee height rail would be installed, the consultant advised that they only intended to install one near to on-site parking provision to ensure that vehicles do not enter the SUD area.

A resident had rung the clerk during the week of the meeting as they wanted all to be aware that there is a mains sewerage system that runs diagonally across the site, the developers confirmed that they were aware of that.

They were asked if they were aware of the Housing needs assessment that had been conducted by AECOM as part of the Hemsby Neighbourhood plan & they said that the whole site was considered affordable & there is a mix of property types.

They were asked if the site who would maintain the site once completed & they were advised that there will be their own management company responsible for its up keep & this will be financed by a management fee charged to residents of the site.

There will be no street lighting on the site but the individual properties will have PIR type lighting, as the costs of running this may have been passed to the Parish Council or GYBC & the installation would have conflicted with the 'Dark Skies' initiative.

The Cllrs wanted to understand how the properties would be allocated as they felt the priority must be existing residents of Hemsby who currently cannot afford to buy or privately rent & that they must remain that way in perpetuity, they were advised that they are working with the Housing Allocations Officer at GYBC (Sue Bolan) to look at the existing cascade system of allocations as well as the S106 agreement at this also specified how any future homes built on the site should be allocated.

It was agreed that Cllr Bennett would draft a response to GYBC highlighting the points raised & this would be circulated by the clerk before submission.

Total time requested – 1 Hour.

4. Exclusion of Press & Public

Pursuant to s 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that, because of the confidential nature of the business to be transacted, the public and the press leave the meeting during consideration of discussion of council owned premises, land & agreements. It was agreed that the solicitor be asked to prepare the deed of surrender & that the letting agents are asked to prepare the advertising.

Next Meeting: 30th June 2025 at the Pavilion, Waters Lane, Hemsby, NR29 4NH

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