

MINUTES of an Extraordinary meeting of Little Downham Parish Council held in the Village Hall,  
Main Street, Little Downham, on Thursday, 12 October 2017 commencing at 7.00 pm.

Councillors present: JL Waters, in the chair, and G Hayter-Smith, G Ord, BL Taylor, and GH Taylor.

Clerk: Mrs J Wardle

Other attendees: Two parishioners.

87/17 **TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE** – Cllrs JW Barker, CE Hall, RS Martin, MM Oldfield, MAC Seidler, KO Winters, Dist. Cllrs A Bailey and M Bradley and County Cllr L Dupre.

88/17 **TO RECEIVE DECLARATIONS OF INTEREST** - None

89/17 **PUBLIC FORUM**

Mr Houghton expressed support for the amended plans of the access via Ely Road and the reduced height of the proposed dwellings.

90/17 **PLANNING MATTERS**

1. Planning correspondence -

1.1 **17/00733/FUM** Mr Ian Hale, Works adjacent to 7 Cannon Street, Lt Downham – Construction of 11no. four bedroom, 9no. three bedroom, 7no two bedroom dwellings & associated works – **AMENDMENT** – involves house types and revisions to reflect new access and layout.

Following a discussion on the amended plans and the County Highways Officer's response, it was noted that the Council supported the Highways response, as well as proposing that the 5m width of the site road be widened to 6m and the maintenance of unadopted roads, open spaces etc be maintained by a site management committee.

**Resolved** - Little Downham Parish Council had concerns regarding this application and unanimously recommended amendments to the scheme for the following reasons:

1. **County Highways Response** – The Parish Council supports the comments of Geoffrey Ellwood (Highway Development Management).

2. **Width of roads** – Strong concerns were raised again that the proposed 5m width of the roads and private service drives are not wide enough for the anticipated number of vehicles associated with the proposed number and size of the dwellings. It is recommended that the roads are widened to 6m in width, which could be accommodated by setting the building line back by 1m to allow more space for road width and parking for residents and visitors.

[A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive.

Access is severely restricted for local residents and visitors on the unadopted site road due to the insufficient allocation of off-street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.]

3. **Parking concerns** - It is noted that 18 parking spaces have been allocated as an addition to the two parking spaces per dwellings (54). However; with the dwellings ranging from 2 to 4 bedrooms in size, it is calculated that in practice at least an additional 27 vehicles will belong to the occupiers of the dwellings and further parking spaces would be required for visitors. Drivers would inevitably park vehicles on part of the footways, which would restrict pedestrian access. Access through the site would be restricted by on-street parking and result in a cramped appearance of the site, hindering access by emergency, delivery and refuse vehicles.

4. **On-site maintenance and management of the site** – It is recommended that where roads, paths, open spaces and play equipment etc. are not adopted by the County or District Authorities as applicable, conditions and arrangements are made for them to be maintained by a management company/committee and funded by the occupiers of the site dwellings. This is to ensure that the new site does not have a financial impact on other residents of the parish.

**Additional comments:**

The Council appreciates the applicant's cooperation in amending the application.

There being no further business, the meeting was closed at 7.22 pm.

Signed ..... (Chairman) Date .....