

The Broads Society

Minutes of the Northern Rivers Sub-Committee Meeting held on Monday 13th August 2018 at 7.30 pm at The New Victory Hall, Neatishead.

Present: Paul Savage, Keith Bacon, Lesley Bonshor Michael Brandon-Jones,
David Edleston.

In attendance: Sarah Vergette (Administrator/Committee Secretary).

1 Apologies: Peter Cobb, Robert Paul. John Pitchers had written to say that no longer felt able to contribute to discussions at the meetings and would therefore step down. John had been a member of the committee for a very long time and a letter will be sent to him.

2 Minutes of the meeting of 11th June 2018.
The Minutes of the previous meeting were signed as a true record of the meeting.

3 Declarations of Interest
Lesley Bonshor said she ought to declare an interest in the Acle Bridge development as she is friends with the owners of the adjoining land.

4 Matters Arising
There was nothing to discuss.

5 Minutes of the Main Committee
Paul Savage reported that Jacqui Burgess had been replaced by Hadyn Thirtle as Chairman of the Broads Authority.

There had been a good discussion on the future of the Society at the Main committee meeting, some members from Northern and Southern Rivers committees had also attended.

Peter Smith, from Southern Rivers, had suggested that relationships with parish council should be developed.

6 Acle Bridge Development
Paul Savage had made copies from the Development Policies Management and Development Plan from the Broads Authority. He also had a copy of the brief given to architects for the competition. Paul explained that at present there is no planning application. Paul felt it was a good idea to have preliminary discussions.

Lesley Bonshor thought it was an odd place to put this development, the only other thing that side of Acle Bridge is the moorings.

David Edleston thought there were two aspects of concern; the planning application when it comes in and how this has come about and how the site has been chosen. The Broads Society needs to be careful how they respond and not to be seen as always critical of the Broads Authority. David also said there was some sensitivity about the Society responding as our Chairman, Paul Rice, also has a role at the Broads Authority.

Paul Savage stated that the proposed development is on the boundary of several parishes The Broads Society should give to the parishes some advice. Paul went on to say that the planning application might be decided by an outside consultant instead of the BA's Planning Committee because of the conflict of interest.

Keith Bacon remarked that the Society should keep a low profile before the planning application comes in, they should not contact the Parish Councils. Nothing has been sorted out about where the money for the development will come from, also Highways might object as the access is dangerous. Once the application has been made and the Society are consulted then we can get involved in the detail, it would be most useful to keep the public toilets as part of the development. Keith was also concerned about the height of the proposed building.

Paul Savage said that when it comes to details we would be looking for a full range of accessibility for transport not just cars.

It appears that the Broads Authority have been contacting adjoining landowners to acquire more land.

Michael Brandon-Jones agreed that the height is excessive and that the Society should wait until a planning application comes in.

The Broads Authority had previously said the present shop is a building of local interest, it is an historic building. Paul Savage said the building is in good repair it sits on new foundations. Broads Authority policy states that a development must be sustainable and for appropriate use, it has to satisfy and affordability test for the future. This could be landmark building which would be visible for miles.

Paul Savage stated that the Broads Authority could do more to encourage educational work, the Field Centre at Ludham would be a good building for this purpose rather than a new building near Acle.

7 Planning

David Edleston was concerned about a planning application BA/2018/0248 to replace a cottage with a new dwelling and holiday let at Wilderness, Meadow Drive, Hoveton. The site occupies a corner position which is in a prominent location and is particularly visible when travelling downstream along the River Bure. Although the Design & Access Statement submitted with the

application notes that the ridge height of the proposed building is similar to that of the existing adjoining building, there are no drawings to illustrate the proposed development in the context of surrounding buildings. David does not object to the redevelopment of the site in principle, he is concerned about the scale of the proposed development. The area of land to the north which has not previously been developed currently has consent for use as residential curtilage to 'The Wilderness'. David was concerned that adding another building on this land in addition to the replacement dwelling, would result in over development of the site. An objection will be sent.

8 Any Other Business

The river inspection trip, it was agreed to go for Sunday October 14th. David will hire a boat from Richardson at Wroxham.

Lesley will write a letter to John Pitchers, thanking him for his time on the Committee.

9 Date of next meeting

The date of the next meeting was set for Monday 8th October in the New Victory Hall, Neatishead at 7.30pm.

The meeting closed at 9.15pm.

Signed

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