

Caston Parish Council

CHAIRMAN: Mr. J. Chapman

VICE CHAIRMAN: Mr. P. Hall

OUR REF: 3rd August 2008

Mr. P. Daines,
Development Services Manager,
Breckland District Council,
Elizabeth House,
Walpole Loke,
Dereham,
Norfolk NR19 1EE

Dear Sir,

Thank you for your letter informing us of the Amendments to the proposed plans for The White House, The Street, Caston.

As yet we have not formally heard about the results of the Planning Appeal, for the previous proposed plans for The White House, Appeal Reference Number: APP/F2605/A/08/2073714/NWF.

Concerning the new proposal Breckland Planning Ref. No.: - 3PL/2008/0975/O
A copy of our previous objections as sent to you on 14th July is attached.

Caston Parish Council wishes to add the following observations:

1. A minimum of 8 vehicles using the single entrance directly opposite the school would cause a traffic hazard especially during school start and finishing times.
2. This entrance may require a sign/s from the Highways Department to show it exists. This would yet another sign/s to a street which already has too much street furniture.
3. The number of vehicles using the properties could cause on street parking at a position in the road where it is difficult to see a long distance thus creating a traffic hazard.
4. The size of the properties on plots 1, 2, and 3 are dominated by the garages.
5. Plots 1, 2, and 3 – the detached property does not look “detached” as such. This makes them look too dominant on the site.
6. The noise created by the occupants of the three properties at the back of the development, with associated movement of vehicles daily routine and grass cutting would disturb the peace and tranquillity for the wildlife in the vicinity. This may have a detrimental effect on the wildlife.
7. The use of any hard landscaping such as brick weave paving or tarmac for the drive and entrance would detract from the countryside look and add to the environmental impact, with the excess water draining off into the properties, causing flooding.

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CLERK: Alison Skipper, Midsummer House, The Street, Caston, Norfolk NR17 1DD Tel: 01953 483466

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8. Drainage and rainwater run off should not impact on the already overloaded environment. This area of the village is already prone to flooding and this would exacerbate the problem.
9. A stated before the single new property at the front of the site adjacent to The Street, would create the correct visual effect of linear development along this part of The Street.
10. The White House and the single proposed new property adjacent to The Street could share the land at the back of them. This would give them each a sizable piece of amenity or garden land suitable for a small pony, animals or an orchard. This would replace the old fruit trees previously there establishing new habitats and encouraging the already established biodiversity on this site. The site should remain true to its rural habitat and aspect.
11. The recent tree preservation order (July 2008) should be adhered to and monitored.
12. The impact of the new development on the wildlife on the site should be monitored regularly by professional bodies.

Alison Skipper

Clerk

Caston Parish Council

CHAIRMAN: Mr. J. Chapman

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OUR REF: 14th July 2008

Mr. P. Daines,
Development Services Manager,
Breckland District Council,
Elizabeth House,
Walpole Loke,
Dereham,
Norfolk NR19 1EE

Dear Sir,

Here are responses of Caston Parish Council regarding: -

Planning Ref. No.: - 3PL/2008/0975/O

Location: - The White House, The Street, Caston

~~No objections~~

Objection

Comments: -

1. The retention of The White House and the existing out building's, does not form part of the application and therefore we do not wish to see The White House demolished at a future date and replaced with additional properties.
2. The new single residence between 'The Plot' and 'The White House' would continue the linear development in the village and would be acceptable.
3. The development of Plots 1, 2, and 3, which look like a terrace, would incorporate three large houses and six garages. This would form a building 'mass' totally out of keeping with the character of the village.
4. It is against Caston Parish Council policy to allow 'back land development' in the village. This application would set a precedent for unwanted future development in back gardens.
5. There are too many dwellings/buildings on the plot especially at the edge of the settlement area.
6. This is over-development at the rear of the site and at the entrance to the village.
7. Flooding would be increased by the mass of rear development and excessive vehicle parking.

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8. The Street is already prone to flooding at this point and this would add to it. Also 'run off' water onto the neighbour's land could occur and the natural soak away of the rain would probably affect the neighbouring land.

9. The land at the back of The White House rises and therefore the development would be much higher than the existing property and more dominant.

10. The quantity of car parking spaces created on the development would increase the amount of traffic on the site. This would cause a hazard outside the school. The number of car spaces is excessive for the size of the site.

Yours sincerely,

Alison Skipper
Clerk