

CAISTER-ON-SEA PARISH COUNCIL

18th July 2022

A SPECIAL PARISH COUNCIL

meeting was duly convened and
held at the Council Hall at 1900 hrs.

Present: Cllr. A Baker (in the chair)
Cllr. K Wood (Vice Chair)
Cllrs. R Coe, B Davis, J Fearnley, D Godbolt, B Herring, C Kirk, P Sleet, J White
and R Wilkinson

No Parishioners present

40 Apologies for Absence

Apologies for absence were received from:

Cllrs: M Clifford – another commitment
P Hammond – another meeting
R Peasgood – another commitment

41 Declaration of Interest

None

42 Development – Nova Scotia Farm

Meeting was called to discuss the outcome of the Outline Planning meeting held at the Town Hall, Great Yarmouth on Wednesday 6th July 2022. Councillors expressed their disappointment with the resulting decision.

Cllr. P Sleet requested that a letter be forwarded to the Standards Committee on the way in which the Chair conducted the meeting.

Chair A Baker informed Cllr. P Sleet that he could forward a letter himself if he so wished.

After further discussion it was proposed by Cllr. A Baker, seconded by Cllr. P Sleet and agreed by all members present that the following statement be placed in the local press, on Social media and forwarded to:

The Chief Executive Officer, Great Yarmouth Borough Council

The Head of Planning Great Yarmouth Borough Council

Head of Highways Norfolk County Council

Head of Environmental Committee Norfolk County Council

‘Application: 06/19/0670/O – Nova Scotia Farm Development (Land off Jack Chase Way)

At a special Caister Parish Council Meeting on Monday 18th July to discuss the proposed new build known as Magnolia Gardens, the following statement was unanimously approved for publication by Councillors:

We are writing to you on behalf of the residents and the Parish Council of Caister on Sea, to express the frustration, anger and disappointment felt by all at the handling of the recent application to build 665 houses on land adjacent to Jack Chase Way near our village.

Although we would have liked to have stopped the whole development in its entirety, we realised early on that we were already at a point where the build was inevitable, and that the best we could achieve, would be to influence the developer to realise small changes which would lessen the impact of the build on our village.

During the whole process, which began some years ago, hardly any representatives from any department at either the County or Borough level came to address the people of Caister to justify some of the more contentious aspects of the plans. As a village we felt ignored.

The village united in condemnation of the proposed highways infrastructure, the planned destruction of local environmental habitats and shortage of facilities both at the proposed new build and Caister, including shortage of Doctors, Dentists and parking. Many public meetings were held to ensure that the Parish Council was correctly reflecting the views of our residents, and those meetings confirmed that the overwhelming view of the people of Caister were also those expressed by the Council. These were:

- i) Road infrastructure as detailed in the plan would funnel the main Routes from the northern villages to Great Yarmouth into Caister causing backlogs of traffic along all the routes in and out of the village. The downgrading of Jack Chase way, currently graded a bypass, would exacerbate the current situation and result in a daily traffic jam, especially during the holiday season. The introduction of 3 new access roads from the new build onto Jack Chase Way, in addition to a new roundabout will increase the traffic problems along this route, and as young children cross to get from Magnolia Gardens to the schools in Caister it seems to be an accident area in the making. Having refused to include a footbridge over this busy road due to cost an underpass was apparently too expensive to be considered.
- ii) The damage to the environment was the second main concern for residents, as hedgerows and mature trees are uprooted, interfering with the habitats of many species of wildlife and fauna. The development will have removed a fairly large swathe of high-grade arable farmland from the local area at a time when the country is struggling to import grain due to the world economic situation.
- iii) The lack of facilities in Magnolia Gardens capable of serving the expected 2000 plus residents and the overpopulation of Caister also featured high on residents' concerns. Land has been set aside for the building of a medical centre and shops according to the plans. A small area is also set aside for a

children's play area, and a school is planned to be built but not by the builders or the developers, making the prospect of any such building taking place highly unlikely. The current medical centres in Caister are short of GP's and are finding it difficult to attract doctors to the area, and it is obvious that doctors do not, and will not, want to work within the new development. The land set aside for the school and shops and other facilities will no doubt be used for further housing stock once no one has come forward to provide these proposed amenities.

The way the planning meeting unfolded on the evening has done untold damage in the confidence of local government at Parish level to believe in democracy in any planning application, where the local population is supposed to have an input - but patently didn't in this one.

In summing up we feel that the village and its Parish Council have been completely ignored and overlooked by every section of government, developers and planners who are forcing onto the residents of the village an ill thought-out and badly planned monstrosity of a neighbour, whilst at the same time taking away the bypass which has helped to alleviate traffic problems in the village for many years.'

43 Closure of Meeting

The meeting ended at 1945 hrs.

Chair:

Date: