



THE YARE VALLEY SOCIETY

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NEWSLETTER

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NORWICH'S NEW CONSERVATION OFFICER TO ADDRESS AGM

We welcome Bob Cronk, just appointed Project Officer for the Norwich Countryside Project, as guest speaker at our AGM. He will describe some of the small-scale conservation projects already in hand (such as the extension of the Yare Valley Walk south of Cringleford) and wants to hear our ideas for other projects.

The AGM is on Friday May 18th at 7.30pm,
at St Andrew's Church Hall, Church Lane, Eaton

THE INSPECTOR'S DECISION ON THE BARTRAM MOWERS' SITE

Many thanks to Elaine Tucker for this summary of the decision...

It is impossible, in a short space, to do justice to the eleven pages of the Inspector's letter. However, here goes!

His decision was based on four main points:

- * **The availability of housing land in the Norwich area**

There was a short-fall of land, which led to a presumption in favour of residential development, unless this was outweighed by clear planning objections.

- * **The visual impact of the proposal in the light of relevant planning policies**

He was in no doubt as to the significance attached to the protection and enhancement of the Yare Valley, nor did he "doubt that it (the appeal site) does contribute to an important extent to the overall character and apparent extent of this length of the valley."

The area was a significant element both in long views over and across the valley, and also, separating Norwich and Cringleford, providing "a sense of rural spaciousness to the particularly attractive and well-used Yare Valley Walk."

These "clear planning objections" were sufficient to override the presumption in favour of development.

* **The weight to be attached to existing planning permissions**

The appeal site has planning permission for use as a garden centre. Although the arguments turned on legal interpretation, permissions on adjacent land could support horticultural and nursery use. However, all such uses would be more compatible with maintenance of open landscape than housing development.

* **The extent to which the gift of adjacent land and funds to maintain it provide weight to the case for permitting the development**

While these benefits were significant, the open character of the Strawberry Field was not likely to be altered; the marshland was in no great need of management beyond that available from interested authorities and voluntary bodies. DoE guidelines are clear that unacceptable development should not be permitted for extraneous benefits.

His overall conclusion was to dismiss the appeal.

As far as the Yare Valley Society is concerned, it is important to note that a recent appeal dismissed on the Cringleford side of the valley was quoted more than once in the letter. One planning decision in the valley undoubtedly affects another, so all members should support objections to inappropriate development, even if not in their particular patch.

Elaine Turner

NOMINATIONS WANTED FOR THE COMMITTEE

Anyone interested in spending a little time on the Society's work would be very welcome. Nominations for Chairman, Treasurer, Secretary, or committee member should reach Anne Girling, 14, Blakeney Close, **two days before the AGM**, please.

REJOINING THE SOCIETY FOR 1990/1991

Having a healthy membership gives the Society much more influence. At present, with well over 200 paid-up members, we have more than at any time in the Society's history. Please rejoin for 1990/1991 !

Please send your subscription of £1 with the form below to Gordon Prest, if you are unable to renew in person at the AGM.

* Name(s).....

* Address.....

* Tel. no.....

I enclose my subscription (£1 per head) for membership of the
Yare Valley Society for 1990/1991.

Editor Janet Johnson, 21 Chalfont Walk, Norwich NR4 7NH
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