

HOLME-NEXT-THE-SEA PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Parish Council in the Village Hall, Kirkgate, on Monday 25th April 2016 at 7 pm

Present: Kevin Felgate (Vice Chairman) Gillian Morley
Lynn Devereux Robert Burton
Margaret Easton
In Attendance: Christina Jones (Clerk)

There were 26 members of the public present including including Mr. Malcolm Starr and his Architect, Mr. Peter Humphrey. Councillor Felgate welcomed everyone and thanked them for their attendance.

1. Apologies for Absence and approval of reasons for absence.

No apologies had been received.

2. Declarations of Interest.

There was a Declaration of Non-Pecuniary Interest from Councillor Robert Burton whose resides at a property adjoining land the subject of the Planning Application on the Agenda

3. Public Participation.

It was **RESOLVED** (unanimously) that the meeting be adjourned for 15 minutes for public participation.

(a) Public Participation.

Councillor Felgate explained that as there was considerable interest in the Planning Application on the Agenda he would ask for people to speak in order for a limited time.

Mr. Malcolm Starr the owner of the land the subject of the Planning Application made the following points:

- He had been both surprised and disappointed by the level of objections submitted on the Planning website, some of which had been quite personal.
- The piece of land in question was quite large being 1.5 hectares (2.5 acres to a hectare) with it being standard that 30-50 houses per hectare was acceptable which meant it would be possible to put 45-75 on the site in question.
- The proposal was for large but not enormous houses and included two smaller affordable houses.
- He would be happy to propose a larger number of smaller houses if that is what the village wants but he had tried to be respectful to the village in the design.
- He thought it was selfish to try to prevent others living in the village.

Mr. Peter Humphreys explained that the Borough Council requires 20% affordable housing on any development but that the proposal outlined had a higher proportion. As Mr. Starr's agent he would like to seek views on other types of property - just affordable, mass housing, log cabins/caravans or executive housing. The Borough Council requires 'sustainable' development and the current Application had been submitted because of the five year land supply issue. When asked if in normal circumstances this application would be against policies which would protect the village, Mr. Humphrey stated it was always possible to pick and choose relevant policies. Affordable housing could be approved through rural exceptions although affordable housing has given rise to some problems and the emphasis is moving to starter homes. When asked why an Outline Application had been submitted for land in a Conservation Area, Mr. Humphrey stated it was a priority before the five year land supply issue was resolved. He then stated that the Planning Department had now requested detailed information on the Application and that the detailed information would reflect the Outline Application.

Points were raised by Parishioners:

- It should not be possible to fill in any green space and this particular piece of land was within the Conservation Area and was of historical importance to the village being part of ancient field patterns.
- Concerns were expressed about timing as the village has just embarked on a Neighbourhood Development Plan which would seek to direct development within and outside the village envelope.
- Normal development within a village would include frontage to main roads and this backland development would set a dangerous precedent for the future.
- The land in question is agricultural land and if the application is approved could lead to other agricultural land within the village being developed.
- The suitability of access to the land in question was raised questioning whether it was wide enough for two way traffic.

(b) Borough Councillor Carol Bower had sent her apologies.

Councillor Felgate thanked everyone for their contributions and it was then **RESOLVED** (unanimously) to close the Public Participation session.

4. Planning.

(a) 16/00697/O Outline Application: Residential development at Land South of 9 Kirkgate and West of 11 to 23 Eastgate, Holme-next-the-Sea.

Councillor Felgate asked for comments from Councillors which were as follows:

- Objections should be raised in line with issues raised by the public namely it being agricultural land, in a Conservation Area and the access is not wide enough.

- The Parish is just embarking on a Neighbourhood Development Plan in order to help to direct development within the village but currently development is being dictated by developers.
- This Application is setting a dangerous precedent for a number of reasons including situation within the Conservation Area, backland development, and it being agricultural land.
- Councillors need to represent the wishes of the Parish.
- Social housing is decided by the Borough Council Housing Officer and can be withdrawn at a later date.
- The Application contravenes current policies which have been sidelined by the five year land supply issue which may well be decided by the Appeal hearing in Heacham which starts on 17th May.
- The land has a medieval gridiron layout which is quite rare and green spaces in the village need to be protected.
- There are already a large number of empty houses in the village which have only been bought as an investment.

After this discussion it was **RESOLVED** (majority with one abstention) that objections be lodged accordingly.

(b) Condition compliance issues relating to property at 32 Main Road.

These issues had been raised by a Parishioner who had made a complaint regarding Highway safety. It was agreed the issue is difficult to establish due to the complexity of the Planning website and that pursuing enforcement issues has not been successful in the past. It would appear at the moment that the Planning Department are happy to give retrospective permission which goes against the original advice of Highways. It was **RESOLVED** (unanimously) that the case be put to Borough Councillor Carol Bower for her to pursue on the Parish Council's behalf.

5. Neighbourhood Development Plan / Finance.

Councillor Devereux sought approval for expenditure on display material for the Annual Parish Meeting of approximately £120. to which unanimous approval was given.

6. Date of next Parish Meeting.

The next meeting will be held on Tuesday 10th May at 7 pm in the Village Hall following the Annual Parish Meeting to be held at 6.30 pm.

Councillor Felgate thanked everyone both for their attendance and contributions to the discussion.

The meeting closed at 7.45 pm.

Signed..... Chairman

Dated.....

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