

HOLME-NEXT-THE-SEA PARISHCOUNCIL

**Minutes of the Extraordinary General Meeting of the Parish Council held online Friday 18
December 2020 at 7pm**

Present: Councillors Lynn Devereux (Chair), Martin Crown (Vice-Chair), Wendy Norman, Robert Burton, Ermine Amies, Stefan Seare

In Attendance: Dave Watkins (Parish Clerk), Councillor Bob Lawton (KLWNBC) and 3 members of the public

Before commencement of the meeting Councillor Devereux proposed a change to the order of Items on the Agenda. In order that members of the public, who have an interest in Items 4.1.1. and 4.1.2., could respond to the Parish Council's position on the Planning Applications it was proposed to take Item 4 before Item 3.

AGREED unanimously

1. Apologies for Absence and approval of reasons:

Councillor Kevin Felgate (dispensation given from attending meetings until December 2020),
Councillor Andrew Jamieson (NCC)

2. Declarations of Interest

None

As agreed at the beginning of the meeting the original Agenda's running order was amended

4. Planning matters

4.1. Applications for comment

4.1.1 **20/00122/TPO** - 2/TPO/00051: T5 & T6 Turkey Oak of MWA Arboricultural Report 02.10.2019 (2 Manor Court). (T4 and T5 of MWA Arboricultural Report 20.12.2019 (1 Manor Court) – Remove. 2 Manor Court, Main Road, PE36 6LN

4.1.2 **20/00123/TPO** - TPO/00051: T1, T2 and T3 (TG1 Oak Group) of MWA Arboricultural Report 20.12.2019 (1 Manor Court). (T2, T3 and T4 Oak of MWA Arboricultural Report 02.10.2019 - 2 Manor Court) – Remove. 1 Manor Court, PE36 6LN

Items 4.1.1 and 4.1.2 were discussed together as they are closely related.

1 Manor Court - It was noted that the applications are supported by consultants' reports, appointed by an insurance company, which allege subsidence caused by these trees. Current estimates from reports are £9k for tree works to be undertaken and £15k-£20k if they are not. If tree works are given approval, the insurers (representing both households) have said they will replace oaks with standard-size trees in liaison with the appropriate local authority. Council were shown a selection of photographs to indicate alleged subsidence caused by trees.

Signed Chair

LS Devereux.

Date 12/1/21

2 Manor Court – superstructure repairs and decorations estimated at £10k. If tree management not undertaken then an alternative to felling could be to install a root barrier (15k-£20k estimate).

Additional costs relating to site clearance, any reinforcement of the embankment, road closures, health and safety were not available.

The Parish Council's initial responses are that these are much loved Protected Trees which are in good health and of fundamental importance to the Conservation Area and the AONB setting of the village. Arguments in favour of their preservation are supported by NPPF, Local Planning Policies and the Conservation Area Character Statement. The Parish Council feel under a strong obligation to the community to ensure that the trees remain protected for future generations to enjoy and that all avenues for their preservation must be explored. The Parish Council acknowledges and understands the distress and difficulty this must be causing the households affected.

3. Public Participation

It was **RESOLVED** (unanimously) to adjourn the meeting for up to fifteen minutes for Public Participation

Owner of 2 Manor Court pointed out that since Covid restrictions had been imposed that there had been no opportunity for monitoring of internal damage to the property. Bore holes to the exterior of the property revealed that root barrier treatment was not an option as roots are 3m deep and attempts to remove them would make the trees unstable. Owner informed the meeting that turkey oaks are regarded as harmful to native oaks and that not all the oak trees are proposed to be removed.

Owner of 1 Manor Court wanted the Parish Council to note that the photographs shown in the reports and presentation were taken after recent damage had occurred. Damage to the property continues and owner feels that without remedial action taken this will continue.

Councillor Devereux asked for confirmation of dates of construction for the two properties. Information available to the Parish Council indicated that 1 Manor Court is all new build with 2 Manor Court having extensions built. Given the pre-existence of the trees there appears to be a lack of evidence within the technical reports to indicate whether the foundations were suitable for building on. Parish Council also wanted to know if the insurers had explored and considered other engineering options before proposing tree felling.

Public left the meeting at this point.

Other concerns expressed by the Council were that felling was being proposed despite technical reports confirming a root barrier option was viable and that if Applications were approved it could set a precedent for the future.

Proposal to oppose the two Applications put forward by Councillor Amies and seconded by Councillor Burton.

Vote: 5 For the proposal with 1 Abstention (Councillor Seare)

APPLICATIONS NOT SUPPORTED

Return to original Agenda as agreed at beginning of the meeting

4.1.3. **20/00663/DISC_A** - DISCHARGE OF CONDITIONS 3 and 4 of Planning Permission 20/00663/F: Retention and Completion of outdoor swimming pool to rear garden, at Cambriil, Broadwater Road, PE36 6LQ

Councillor Devereux expressed the Parish Council's concerns over how the Borough Council were dealing with drainage issues in Planning Applications and asked Councillor Lawton to raise this with officers. It was felt that information provided by consultees with knowledge in this subject was often discounted and decisions were being made without full consideration of the impact.

Council concerns over this application relate to: percolation tests that were requested have not been provided; lighting conditions already highlighted have not been significantly addressed; provisions for drainage of 1000 litres of saltwater (fortnightly) from the pool via a settling tank into a protected environment; capacity of the soakaway, which was installed originally for the extension, to handle the addition of a pool; work undertaken before consent being given

Councillor Lawton agreed to speak to appropriate Borough Council officers with regard to Parish Council concerns over how drainage issues in Planning Applications are handled
NOT SUPPORTED – unanimous decision. Borough Council to be reminded of Parish Council's original concerns about lighting.

4.2. Decisions Reported

4.2.1. **20/01601/F** – Driftwood, 31 Main Road, PE36 6LA - Extension and alterations to porch area and proposed cart shed doors. Application Permitted - *Delegated Decision*.

5. Parish Precept 2021/22

5.1. To consider the Precept Requirements for 2021/2022. Deadline for responding to King's Lynn and West Norfolk Borough Council (billing authority) – 31 January 2021.

Parish Council AGREED unanimously not to apply a Precept for 2021/2022.