

HOLME-NEXT-THE-SEA PARISH COUNCIL

Minutes of the Extraordinary General Meeting of the Parish Council held in the Village Hall, Kirkgate, on Monday 28th November 2022

Present: Lynn Devereux (Chair), Robert Burton, Ermine Amies, Wendy Norman, Martin Crown

In Attendance: Dave Watkins (Parish Clerk) and 5 members of the public

1. Apologies for Absence and approval of reasons: To receive apologies and reasons for absence Councillor Michelle Cole (personal appointment), Stefan Seare (family emergency).

2. Declarations of Interest: To declare any personal or prejudicial interests
None

3. Planning Matters

3.1. Applications for comment

3.1.1. – **22/01884/F** - Change of use from agricultural, including the demolition of the existing barn and the replacement with five new dwellings, at Eastgate Barn, Eastgate. Expiry date for responses – 5 December 2022

Councillor Devereux provided a summary of why an EGM had been convened. This is a new application with revised plans following a refusal of the previous one (21/01947/F). Attention was drawn to the fact that drawings on the Borough Council's website do not correspond to other aspects of the application. Noted that the Case Officer confirmed this. Planning Statement and Ecology Reports appear to be the same as in the Refused Application. Case Officer has indicated that revised reports plus a tree survey will be forthcoming. The latter will trigger a full re-consultation (21 days).

Given the circumstances the Parish Council requested that the current Application be withdrawn until such time that all information required to formulate a response was available. Borough Council responded to say that the consultation could not be withdrawn and the Expiry Date of 5 December would stand. As the next Parish Council meeting was not scheduled until 13 December, it was necessary for an EGM to be called to allow the Parish Council and members of the public to consider and comment on the Application as it currently appears.

Main reasons for the refusal of the previous application related to:

- Size- floorspace and number of bedrooms contrary to NDP Allocation. Proposed size exceeded flexibility allowed within NDP and would cause harm in regard to sustainability of the community
- Trees and hedgerows – unclear as to what was being retained as no survey undertaken
- Application included land outside the allocation site and would be harmful to countryside / rural character of the area (noted that this had been addressed in new application)
- Comprehensive range of Local Plan and NDP policies supported decision

In regard to the new application the Parish Council had the following concerns:

- No supporting explanation for
 - Layout of development / arrangement of garden space
 - Disproportionate size of gardens to the south vs rest

Signed Chair

LS Devereux

Date 13/12/22

- Retention of track to the rear
- Garaging and parking layout

Research had been undertaken and was presented in regard to how NDP policies HNTS14 and 15 fared in relation to new-build properties in the local area such as St Edmunds Park and Butterfield Meadow (Hunstanton). These included 2, 3 and 4 bed-roomed properties that were all within the policies.

Parish Council was unanimous in recognising that the NDP needed to be supported as it had been overwhelmingly voted for (c90%) by local residents with a 61% turnout.

The Parish Council maintained its objections on matters of size but was also concerned about large areas of hard surfacing, the number of car parking spaces and the limited space to accommodate turning movements, especially by service / delivery vehicles.

Decision: Object - unanimous

4. Public participation: Resolution *To adjourn the meeting for up to 15 minutes for Public Participation*

Members of the public expressed their concerns about the following aspects of the application:

- Previous questions about access had not been addressed
- Increase in the amount of hard surfacing proposed
- No improvements to biodiversity
- Small gardens in proportion to size of house proposed
- Whilst acknowledging that steps had been taken in response to comments about the previous application, it was felt groups of people were being excluded from the local housing market due to the size of these properties
- 5 houses of this size were not considered suitable for this plot
- Prospect of having to comment more than once on the same application

Other comments made:

- Parish Council have a responsibility to act on behalf of what residents voted for in the NDP referendum
- Had the strip of land on Park Piece been allocated for housing? Councillor Devereux responded to say that the land in question had never been allocated but had been assessed and subject to consultation along with four other sites including Eastgate Barn.
- Councillor Devereux thanked everyone for attending the meeting

Meeting finished 8pm

Signed Chair

LS Devereux

Date 13/12/22