

# HOLME-NEXT-THE-SEA PARISH COUNCIL

## Minutes of an Extraordinary Meeting of the Parish Council in the Village Hall, Kirkgate, on Monday 21st March 2016 at 7 pm

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

There were 11 members of the public present including Borough Councillor Carol Bower. Councillor Felgate welcomed everyone and thanked them for their attendance.

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

Apologies had been received from Councillor Derek Young.

**2. Declarations of Interest.**

There was a Declaration of Interest from Councillor Lynn Devereux in relation to the two Planning Applications at The Poplars, 42 Main Road and the three terraced houses at the rear of that property which are adjacent to her residential address.

There was a Declaration of Interest from Councillor Kevin Felgate in relation to the Planning Application at Sandy Ridge in Broadwater Road which was owned by Mr. David Gray for whom he occasionally worked.

**3. Public Participation.**

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

**(a) Public Participation.**

- (i) Tony Foster stated that of the list of work completed by the Highway Rangers on a recent visit it did not appear that the clearance at the bottom of Peddars Way or the gullies by Home Farm had been effective and this had been reported. Also, the trees on the corner of Westgate and Beach Road were now becoming a problem.  
He also reported that the subscribers to the Village Information Network was now up to 63.
- (ii) Concerns were raised relating to the new application at Drove Orchards relating to parking and access and the hope was expressed that original objections made would still stand.
- (iii) Discussion of the proposed large property in Main Road with some support for good quality properties in the village as a balance was needed and the Parish Council should not object to everything.
- (iv) Discussion relating to the application for three terraced houses when concerns were expressed relating to further future development on the site particularly as some of the land had had a change of use from caravan site to garden. Councillors reported that at the moment the Borough Council do not have policies to resist development due to problems with establishing a five year land supply but that this will be tested again at a hearing in Heacham in May. Until the Neighbourhood Development Plan (NDP) is in place, the Parish has no policies to support objections although the examination of the Local Plan had confirmed its status as a 'small village or hamlet'. The developer is London based with huge financial resources. It was felt that the proposed terraces which had very little outside space, had been designed specifically as holiday lets.

It was then **RESOLVED** (unanimously) to close the Public Participation session but that it would be re-opened after the business of the meeting.

**4. Planning.**

The Clerk had been asked to clarify the 21 day response regulation as Councillors had been told at Planning training that Parish Councils could ask for an extension of time for a response. The Planning Department had confirmed that if the Parish Council did not make a response by the date indicated on the consultation papers, it lost the facility to have an Application 'called in' for a decision by the Planning Committee. When the Planning Department made a decision under the powers granted by the Delegation Policy, although it would try to take account of any views expressed by a Parish Council, those views could be ignored if they had not been submitted by the official response date.

**(a) 15/01879/F Amended Plans relating to previously considered Application for a New Retail Unit Drove Orchards, Thornham Road, Holme-next-the-Sea.**

Following discussions at the previous meeting it was still felt that although Ms Susan Hall and Mr. Mungo Gurney had attended meetings to explain the Application better, there was still no change to the Planning website although it was understood that the architect had been asked to 'tidy up' the website. Although Drove Orchards is a local concern with long standing links in the area, local dynamics have changed and issues need to be clarified officially.

A suggestion had been circulated to Councillors which indicated a response that the plans were an improvement but attaching a letter which would be sent to Drove Orchards, setting out the outstanding concerns which had been listed. It was **RESOLVED** (majority vote with one abstention) that a response should be submitted accordingly.

- (b) **16/00323/F** Replacement dwelling at Sandy Ridge, Broadwater Road, Holme-next-the-Sea PE36 6LQ.

Following on from the discussion at the previous meeting, concerns were again expressed regarding incremental development, wildlife and the environment and habitat. This kind of development would remove the property from the local market and Holme-next-the-Sea already has 50% second homes. It was suggested that if approved, a condition for no further extension should be included. Broadwater Road is a private road maintained by the residents with the support of Norfolk Wildlife Trust (NWT).

A suggested response had been circulated to Councillors and it was **RESOLVED** (majority vote with one abstention) that it be submitted listing the six objections.

- (c) **15/02038/F** Erection of replacement dwelling with detached garage and annex accommodation over at The Poplars, 42 Main Road, Holme-next-the-Sea PE36 6LA.

The objections put forward at the previous Parish Council meeting were re-iterated together with other objections including its proximity to the Conservation Area and also large trees with Tree Preservation Orders. It was strongly felt that this application should be assessed in conjunction with the next application as part of the existing property has to be removed to facilitate the access to the three terraced houses. At the moment the two Applications have two different Case Officers in the Planning Department. In addition there are four car parking spaces for a seven bedroom property with accommodation over the garage as well which may give rise to difficulties manoeuvring to access the A149. The height of the proposed building was questioned by one Councillor in relation to the right to light for adjacent properties as that right has been established for both domestic and non-domestic properties for over 20 years. The sustainability could be questioned as it is clearly aimed at the second home market, not the local market, as evidenced by its size and lack of grounds. Borough Council policy states that there is a lack of smaller houses.

A suggested response setting out all the objections had been circulated to Councillors and it was **RESOLVED** (majority vote with two abstentions) that the objections be submitted accordingly.

- (d) **16/00312/F** Erection of three terraced two storey dwellings at The Poplars, 42 Main Road, Holme-next-the-Sea PE36 6LA.

Again, there had been a discussion at the previous Parish Council meeting when concerns were expressed and were re-iterated. Again, it was stated that this Application should be judged together with the previous one. The Application is for three large four bedroom terraced houses with no gardens which will be accessing out onto the busy A149 although the developer has ownership of a property along Main Road which could give an in / out access to a larger, future development. It is being argued it is a brownfield site which will give it priority and rubbish has been dumped on the land since its purchase which will encourage that perception. It was felt that if this development goes ahead it will undermine the NDP process that the village is embarking on as development will be led by developers, not by the village.

A suggested response setting out all objections had been circulated prior to the meeting and it was **RESOLVED** (majority with one abstention) that those objections be submitted.

It was then **RESOLVED** (unanimously) that the meeting again be adjourned for 15 minutes for public participation. Borough Councillor Bower said the discussions and decisions had been admirable. She is a member of the Planning Committee and shares some of the concerns. She thought a request for a site visit with regard to the two applications on Main Road would be appropriate and thought they should be managed by one Case Officer. She agreed to 'call in' the applications to the Planning Committee. If a site visit was made the date would be notified to the Parish Council but although anyone could attend, no-one was allowed to speak to Planning Officers during the visit.

Councillor Felgate thanked everyone for their attendance, and thanked Councillor Bower for agreeing to 'call in' the Applications about which there was such concern in the village.

**5. Date of next Parish Meeting.**

The next meeting will be held on Tuesday 12th April at 7 pm in the Village Hall.

The meeting closed at 8.45 pm.

Signed.....*Kevin Felgate*.....Vice Chairman

Dated.....12.04.16.....

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