

HOLME-NEXT-THE-SEA PARISH COUNCIL

Minutes of the Meeting of the Parish Council in the Village Hall, Kirkgate, on Tuesday 8th 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 Mungo Gurney from Drove Orchards. 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. **Confirmation of Minutes.**
It was **RESOLVED** (unanimously) that the Minutes of the Meeting of the Parish Council held on Tuesday 9th February 2016 be confirmed as a true record with the addition of Councillor Derek Young's apologies, and signed by the acting Chairman.
4. **Matters arising (information only).**
There were no non-Agenda items of note from Tuesday 9th February 2016.
5. **Confirmation of Minutes.**
It was **RESOLVED** (unanimously) that the Minutes of the Meeting of the Parish Council held on Monday 15th February 2016 be confirmed as a true record with the addition of Councillor Derek Young's apologies, and signed by the acting Chairman.
6. **Matters arising (information only).**
There were no non-Agenda items of note from Monday 15th February 2016.
7. **Information Items.**
 - (a) **Borough Council of King's Lynn and West Norfolk (BCKLWM).**
The Clerk reported on the February Agenda and January and February Minutes which had stated that the proposed Community Infrastructure Levy (CIL) would have split levels across the region as King's Lynn was not as lucrative to developers as, for example, Burnham Market.
 - (b) **Norfolk Association of Local Councils (NALC).**
Information leaflets, and Executive Committee nominations had been circulated.
 - (c) **NALC Newsletter (11.02.16.)**
This had been circulated and included Cafe Cluster and Training dates.
 - (d) **Highways.**
There was a proposed Ranger Visit during the week commencing 21.03.16. and a number of issues had been notified to Highways.
 - (e) **Norfolk County Council (NCC).**
The 2016-17 Budget information letter had been circulated.
 - (f) **NALC Newsletter (February 2016).**
This had been circulated and included information relating to Neighbourhood Development Plan Grants.
 - (g) **NCC Better Broadband Information Sheet 23 (26.02.16)**
This had been circulated and the Clerk reported an email from a parishioner concerning the poor broadband service available in Holme-next-the-Sea. He had been assured that NCC was providing superfast broadband to 80% of Norfolk properties but this did not apparently include Holme-next-the-Sea at the moment and requested the Parish Council to investigate. It was agreed this Information Sheet should be sent to him.
8. **Public Participation.**
It was **RESOLVED** (unanimously) that the meeting be adjourned for 15 minutes for public participation.
 - (a) **Public Participation.**
 - (i) Mr. Mungo Gurney had attended the meeting in order to give more information regarding the amended plans for the Gurney Fish Box at Drove Orchards as he understood the Parish Council had concerns regarding the proposed container units being an eyesore. Trading had ceased at the original Fish Box as the Borough Council did not want it located at the front of the site and had suggested the location at the side. That space had been used for retail previously by Crane Sheds. He explained the walls of the containers will be wooden clad with a green roof and a larger space was needed as

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

Dated.....12.04.16..... Page 413

they wished to use the site for storage freezers, a smoke shed and processing patées. Although the applicant on the Application Form is Drove Orchards, this unit is for the use of Gurneys and the operators will be Mr. Gurney senior and himself. He understood concerns had been expressed regarding parking and he believed there would be new parking to resolve the problem but thought the parking issue was not really related to the application for the Fish Box.

There was some discussion between Councillors, Mr. Gurney and the public when a number of issues were raised including the fact that the Application was not clear, parking has actually increased, access is not very satisfactory and has been queried by Highways. The Planning website is still confusing, although there was also a compliment on the new design which some Councillors supported. Councillor Felgate thanked him for coming to the meeting which he said had been very helpful although there was still a need to clarify various issues with regard to Planning.

- (ii) Tony Foster reported with regard to the Broadband item, that his exhaustive enquiries had resulted in an assurance that superfast broadband would be available in Holme-next-the-Sea by the summer of 2017.

He also reported there are now 46 subscribers to the Village Information Network (VIN) and he had had a request from two members of the public who did not live in the village. Councillors agreed it was in order for them to be included.

- (iii) Martin Crown gave some information regarding Lower Lane at the end of Eastgate which had been discussed at a previous meeting. It had been included on Boden's 1797 map but the 1824 OS map did not include the far end. It had been used as a lane with a barn complex at the end. The footpath had been closed in the early 1950's at the request of Thornham and there had been no objections.
- (iv) The Clerk reported that a parishioner had asked that information be passed on regarding the recent discovery of four illegal immigrants who had taken up residence in a vacant property in Brancaster and suggesting that villagers should be vigilant.

(b) Borough Councillor Report.

Councillor Carol Bower had send apologies but had forwarded some information relating to devolution which is only in its early stages. She is asking questions regarding the relationships between the various levels of local government, the future of the County Council, responsibilities for various areas, the role of Parishes and if there will be any advantages to Parishes or whether the status quo will remain. She will notify the Parish Council as more information becomes available.

Councillor Bower was to be asked if a report could be available on local planning issues at future meetings.

7. Planning Applications.

(a) Any Planning Applications received subsequent to this Agenda.

- (i) **16/00323/F** Replacement dwelling at Sandy Ridge, Broadwater Road, Holme-next-the-Sea PE36 6LQ. (Response date 25th March 2016.)

It was agreed this Application is the same as the previous Application which was withdrawn except the bridge and the separate accommodation have been removed. There are still issues relating to incremental development, wildlife and the environment and a habitat assessment should be requested. One report stated there were 100,000. visitors in 2010 to the Norfolk Wildlife Trust (NWT) and the numbers must have increased since the improved Visitor Centre. The original dwelling was not conspicuous within the landscape but the proposed dwelling certainly will be and will appeal to a very specialised market in the future. It was **RESOLVED** (majority vote with one abstention) that an objection be registered as previous objections had not been answered.

- (ii) **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. (Response date 25th March 2016.) There was no objection in principle to this development but at seven bedrooms plus garage accommodation it was agreed it was far too large, it did not reflect the character of the village and was losing one of the last wooden properties in the village. It was agreed it would overpower adjacent houses being 50% higher than one neighbour and 30% higher than the other and taking up the majority of the plot with almost no garden. Again, it would appeal to a very specialised market in the future. It was **RESOLVED** (majority vote with one abstention) that an objection would be registered relating to size.

- (iii) **16/00312/F** Erection of three terraced two storey dwellings at The Poplars, 42 Main Road, Holme-next-the-Sea PE36 6LA. (Response date 25th March 2016.)

This Application includes an access road at the side of 42 Main Road and although only relates to three properties, it is known this developer has assembled, and is continuing to assemble, land in the village for large scale development which will be of no benefit to the village. This particular site is thought to have potential for at least 30 houses. It lies beyond the accepted village development area and could establish a precedent, as the village is unusual in that it currently has green sites within the village. Some years ago there was a prediction the village could anticipate 45 new houses but this has already been far exceeded and BCKLWN is under pressure to provide 700 new houses every year. The National Trust (NT) has issued guidance to Parishes regarding development which is valuable and has been circulated. It was queried whether change of use was required as this site was

previously agricultural land and it was agreed a site visit with the Planning Officer and developer would be very helpful. It was **RESOLVED** (majority vote with one abstention) that objections should be registered.

(b) Other Planning Matters.

(i) 15/02053/F Tractor Barn, Main Road.

The Parish Council had requested Highways be consulted and a robust response had been made with suggestions as to conditions to be attached to the Application Permission should it be made.

(ii) 15/02069/F 1 Aslack Way Proposed replacement porch and store.

It was reported the Application had been permitted. No objections had been raised.

(iii) The Clerk had been requested to ascertain the current position with regard to Drove Orchards (15/01879/F) and the Case Officer, Kate Lawty, had advised amended plans had been submitted and would be forwarded to the Parish Council for consultation. Kate Lawty also advised that the application for six mobile homes on land near Eastgate (15/01883/F) was still 'on-going' and there was nothing currently to report.

10. Neighbourhood Development Plan (NDP).

(a) Understanding of 'beneficial interests'.

Councillor Felgate thought that in view of the issues that would be arising with the NDP process it was an appropriate time to remind Councillors of the need to declare beneficial interests in any matters being discussed by the Parish Council. He read a short statement from the Good Councillors Guide.

'Holders of public office.....should not act or take decisions in order to gain financial or other material benefits for themselves, their family or their friends. They must declare and resolve any interests and relationships.'

This was followed by some discussion of the implications requiring consideration.

(b) Working Party Report.

Councillor Devereux reported that a formal application has now been made and the Consultation on the designated area had started on the 7th March and would run for six weeks. BCKLWN had helped to produce the maps and had provided the posters which were located at six sites - Main Road Bus Shelter, Church porch, Village Hall, The White Horse, Parish Council Notice Board and the NWT Visitor Centre. A number of consultees in addition to the statutory ones had been notified, including local landowners. Discussion of the plan indicating the designated area when concerns were expressed that parts included were agricultural land and should not be used for development. The BCKLWN Planning Officer had confirmed that there was no village boundary for development at the moment and that by including the whole Parish it would be possible to help safeguard areas for agriculture and nature reserves. The need to protect the village was the motivation behind the NDP process.

It was understood that there have only been six applications for NDPs within the BCKLWN but that there had been a sudden increase in the number of parishes expressing interest due to anticipated changes to the planning system.

Councillor Devereux said that Jemma March at BCKLWN had been very helpful and said the Working Party now needed to meet to discuss funding but it was agreed excellent progress had been made.

Borough Councillors Richard Bird and Carole Bower had sent their good wishes for the process.

11. NCC Minerals Site Specific Allocations.

There had been a request from Snettisham Parish Council relating to Silica Sand Preferred Options. It was asking for support for its original objections, which had been circulated, should site AOS-A which affects Snettisham, Ingoldisthorpe and Dersingham be proposed for development. Although it was agreed there impact from heavy vehicles, there was not agreement on whether support should be given. It was decided that the matter be discussed again when, and if, the site development was actually proposed.

12. Training:

(a) Planning Systems Update (29.02.16.)

Councillors Devereux and Morley had attended this training session and reported on the following (the presentation notes from this session had been circulated to Councillors):

- (i) There is a new emphasis on Councils having a minimum five year land supply and BCKLWN had recently lost an important case in Clenchwarton which went to the High Court. The calculation in itself poses challenges but if the five year land supply cannot be met then the Local Plan is deemed out of date. A new submission has now been made by BCKLWN and will be tested at a Planning Application Hearing in Heacham in May.
- (ii) A new housing and planning bill is going through and planning authorities will be expected to agree up to 10 houses beyond any development boundary. This may have huge implications for villages together with rural exemption sites for rural housing and safeguards need to be built into the NDP.
- (iii) BCKLWN is progressing to entirely electronic planning consultations. There had been some complaints about the system and complaints were encouraged.
- (iv) BCKLWN is moving towards adoption of the Community Infrastructure Levy (CIL) and is in the consultation process. Holme-next-the-Sea could be in the top band and the impact could be major with 15% going locally if there is no NDP and 25% if there is. Self build houses (individual developments) have no CIL which may apply to a large number of the ones in the village. CIL will only apply to developers i.e. a larger site.

(b) Consulting your Community (22.03.16.)

Councillor Morley will see if it is possible to attend the training entitled 'Consulting your community in interesting ways (includes Neighbourhood Plans).

(c) Norfolk Rural Support Network 'Rural Housing in Crisis' Seminar (07.03.16).

Councillor Devereux had attended this training and reported as follows:

- (i) Useful information on assessing housing need and explaining the difference between social rental, affordable rental and shared equity. There will be a new category of custom and self build housing. BCKLWN has the highest number of people in the country living permanently in caravans and 15% of the housing stock is not a main residence (only 4% nationally). There is now a shortage of smaller houses for retired people.
Nikki Patton, the Housing Strategy Officer at BCKLWN, offered to help with assessing housing need and the NDP.
- (ii) A BCKLWN policy currently proposed for SADMP will specify that any development of five houses or more will have to be 20% social housing. If 70% is rental then it is classed as shared equity.

13. Village Hall.

(a) Refurbishment.

Councillor Burton reported that the work was nearly complete with the new windows having been installed although it had taken longer than expected. It was agreed it was coming along well.

(b) Boundary Wall.

The Clerk reported that it had been established with the previous owners that responsibility for the wall lay with the owners of Peddars End but there was no reference in the paperwork as to whether the boundary must be a wall or could be an alternative. The Clerk had checked with BCKLWN Conservation Officer and there was no requirement for any replacement to be similar to that currently existing. The proposal that the Parish Council fund the difference between the cost of fencing and the cost of a new wall was then discussed. It had been stated to be £4,000. (inc.VAT). It was **RESOLVED** (majority vote with one abstention) to agree to the payment for the wall but that it must be made clear that this did not imply any future liability for repair or maintenance on the part of the Parish Council.

(c) Grass Levelling.

Three quotations had been obtained from Jamie Bridges, M.W.McGinn Construction Ltd. and Norfolk Landscapes Ltd. Councillors Burton and Morley had met with all the contractors and were in favour of McGinn which, coincidentally, was also the cheaper quotation probably due to the company's level of equipment. It was **RESOLVED** (unanimously) that McGinn be asked to do the work.

14. Village Matters.

(a) Village Information Network (VIN).

The village website webmaster, Tony Foster, reported that this was going well as mentioned in Public Participation. After discussion it was established that items for circulation should be distributed through the Parish Clerk.

(b) Business Advertisements.

A parishioner had reported a problem with reduced visibility when accessing the A149 from his drive caused by advertising notices. The Clerk reported that Highways had advised that such signs on the highway are classed as obstructions and can be removed by NCC. A sweep is done periodically depending on resources but specific requests can be made. After discussion it was **RESOLVED** (unanimously) that Highways be requested to inspect advertising signs currently on the highway in Holme-next-the-Sea.

(c) Speeding Unit SAM2.

It was reported this was now installed and Councillor Burton said it was easy to manage with a parishioner, Mr. Doug Jones, undertaking most of the work with himself and another parishioner to support when required.

(d) Beach Road Willows.

The Clerk reported that unfortunately this work had been delayed but would be undertaken as soon as possible. Councillor Needham reported that some of the firs at NWT had been cut down as they had also been damaged by the tidal surge and it would be helpful if the NWT could keep the Parish Council informed.

Councillor Felgate reported that NWT employees had knocked down and broken two HPC marker posts on the triangle of land owned by the Parish and had asked that two more be obtained. The NWT would refund the cost and install the new posts. It was agreed that six new posts be obtained and four could be kept in store for future use.

(e) Non-native Species Initiative.

The request for data had been circulated and a parishioner had forwarded it on to the Norfolk Ornithological Association (NOA) and the NWT both of whom had been grateful of the information and had responded to Community and Environmental Services.

15. Finance:

The Clerk reported having met with Patrick Chapman who will be happy to carry out the internal audits for the Parish Council from the new financial year. He will attend a meeting in the near future to introduce himself.

(a) HM Queen Elizabeth II 90th Birthday Commemorative Medal.

The Clerk reported a medal being issued but as there were no birthday celebrations proposed in the village it was not required.

(b) Transfer of funds from Deposit to Community Account.

The Clerk indicated it was necessary to transfer further funds to meet the costs of the Village Hall refurbishment and it was **RESOLVED** (unanimously) to do this as necessary.

(c) Approval of proposed payments.

It was **RESOLVED** (unanimously) that the following payments and Direct Debit be made:

BCKLWN DD 16.02.16. Dog Bin Collection 02.03.15 to 26.02.16 £ 643.97.

HMRC Clerk's February PAYE 70.40.(Cheque No:101261)

Mrs. C.M.Jones Clerk's February salary & re-imbursments. 66.72.(Cheque No:101262)

16. Correspondence circulated.

The Clerks & Councils Direct magazine for March 2016 (Issue 104) was circulated.

17. Date of next Parish Council Meeting.

The next monthly meeting will be on Tuesday 8th March 2016 at 7 pm in the Village Hall.

The meeting closed at 9 p.m

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

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

Page 417