

**HOLME-NEXT-THE-SEA PARISH COUNCIL**

**Minutes of the Meeting of the Parish Council held in the Village Hall, Kirkgate, on Tuesday 14th  
March 2023 at 7pm**

**Present:** Lynn Devereux (Chair), Robert Burton, Michelle Cole, Martin Crown, Ermine Amies

**In Attendance:** Dave Watkins (Parish Clerk) and 7 members of the public

1. **Apologies for Absence and approval of reasons:** To receive apologies and reasons for absence Councillor Norman (Leave), Councillor Seare (Sickness) and Borough Councillor Bob Lawton (Sickness)
2. **Declarations of Interest:** To declare any personal or prejudicial interests  
None
3. **Minutes of the Parish Council Meeting held on Tuesday 14 February 2023**
  - 3.1. Approval  
These had been pre-circulated.  
It was **RESOLVED** (unanimously) that the Minutes of the Parish Council Meeting held on 14 February 2023 be confirmed as a true record and be signed by the Chair.
  - 3.2. Matters arising from the minutes (non-agenda items)
    - (3.2) Interest rates – Clerk has circulated a report to Parish Council on options available.  
**Parish Council agreed to re-visit once new Council in place after May elections**
    - (3.2) Traffic Order – Councillor Amies has drafted a response which she will send to Councillor Cole for comment.
    - (3.2) Trods - two trods were installed w/c 20 February.
    - (9.1) Coastal Fountain Fund – after further investigation the Parish Council decided not to proceed on grounds of eligibility and costs.
    - (9.1) Concrete posts on Village Green – Clerk reported that Highways re-confirmed that they do not support positioning posts on the Green as it impedes access for passing vehicles.
    - (9.1) County Deal survey - Clerk asked for parish councillor responses to be sent to him by Friday 17 March so that a corporate response could be submitted by Monday 20 March deadline.
4. **Reports:** to receive the following
  - 4.1. County Councillor and District Councillor reports  
None
  - 4.2. NWT Holme Beaches Dog Consultation (Councillor Crown)  
Councillor Crown reported on his attendance at a consultation event. Following a survey, NWT plan to ban dogs completely from the foreshore at Thornham Harbour Channel, have dogs under control from here to Gore Point and dogs under control (March to August) from Gore Point towards Old Hunstanton. Noted that no permission has been given by the Le Strange Estate for this action and

Signed Chair

*LS Devereux.*

Date 11/4/23

concern expressed at the increase in signage required if agreement given. Parish Council was interested to know the breakdown between views expressed by visitors against those of local residents, period for review, what measures are being used to determine whether the plan has been a success and how zones will be clearly indicated. Suggested that NWT should, if plan enacted, contact websites that promote dog-friendly beaches of the changes.

**Councillor Cole agreed to circulate a copy of the information provided at the consultation to the Parish Council via email circulation**

**5. Public participation: Resolution – to adjourn the meeting up to 15 minutes for Public Participation**

A member of the public was concerned at the amount of signage that was appearing around the village and highlighted the Golf Club car park and the additional SAM2 unit purchased by the Parish Council to illustrate their point. Councillor Devereux responded to say that new SAM2 was in response to parishioners' concerns over speeds within the village.

In response to the previous discussion about the NWT dogs consultation, a local resident was concerned about the number of dog attacks recorded nationally and the need for wardens to enforce any controls put into place and protect their welfare.

Tom de Winton (Conservative candidate for Brancaster Ward in forthcoming Borough elections) addressed the meeting. He emphasised how important it was that villages maintain control of decisions which affect their area, particularly in regard to the Borough Council, NWT and National Trust. There was an acknowledgement of the pressures generated through increased tourism but that local activities should continue to prosper and thrive. In response to a question about the importance of Neighbourhood Development Plans (NDP) he supports them as a tool and would make sure planners respect it. Asked what he thought were the main threats to local coastal communities he said they were development control, visitor pressure, ensuring businesses benefit from influx of those visitors and addressing what he felt was a lack of support from the Borough Council towards this area.

Mr Jason Law (Strata Architects) requested confirmation that it was only councillors who could speak during discussion of planning matters later on the Agenda. Councillor Devereux confirmed this was so. Mr Law informed the meeting that he was always available to answer any questions about developments his company is involved in.

**6. Planning matters**

**6.1. Applications received subsequent to this agenda**

6.1.1. – **23/00418/F** - New Garage and Store. Flaxley House, Broadwater Road, PE36 6LQ. Expiry date – 3 April 2023

This Application had only been received just prior to the meeting with no documentation available to view on the Borough Council's Planning Portal, giving insufficient time for Parish Council to consider it.

**Clerk to request an extension of the Expiry Date for comments.**

Signed Chair

*LS Devereux.*

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## 6.2. Applications for comment

6.2.1. – **23/00297/F** – Erection of shed workshop and removal of existing outbuildings. Church Cottages, 8 Kirkgate, PE36 6LH. Expiry date: 29 March

Parish Council noted that this is a particularly sensitive location. The site of the proposed shed / workshop lies just outside the Development Envelope in the grounds of the cottage which forms part of a terrace of important unlisted buildings. These lie in the centre of the Holme-next-the-Sea Conservation Area adjacent to Grade 1 Listed Church of St Mary the Virgin. Noted proposed for domestic and not commercial use. Therefore, the Parish Council wants to see (i) information provided regarding the proposed materials which should be sympathetic to the surrounding properties; (ii) a condition to prevent the use of the building for overnight dwelling purposes and (iii) a condition to minimise light pollution and the impact on Holme's Dark Night Skies

**Decision: Send comments and request conditions**

## 6.3. Comments made on applications

6.3.1. - **22/01884/F** – Change of use from agricultural including the demolition of the existing barn and the replacement with five new dwellings. Eastgate Barn, Eastgate

Parish Council had been invited to a discussion with the Case Officer following Agent's responses to Parish Council's previous comments. Issues had been raised in regard to size and design of houses; garden boundaries; road on northern boundary; free-standing cart shed; environmental considerations. Allowing for flexibility within the NDP policy the houses were now seen to comply. No comment had been received from the Agent regarding garden boundaries but noted that explanation given that northern road required to provide access for owner of land to east of the proposed development. Also noted Agent's response that the cart shed would provide parking for Plots A and B. Concerns was expressed that it might not be retained for parking use in the longer term which could result in parking problems on site. Some concerns were raised about the size of gardens and confirmation to be sought that the land behind the two southernmost plots is intended to be retained as gardens and not for further development / additional plots.

With regard to environmental considerations, concern was expressed over trees and hedgerows especially over what consent was included under tree felling Application. Noted that Agent happy to retain plants found to be in acceptable condition and where any are removed to replace with native hedge plants of at least 1m in height.

Natural England (NE) have noted that the site lies within the Zone of Influence of EU Protected sites and that there is a known "Likely Significant Effect" on such sites from recreational impacts associated with new housing. NE have also advised the Borough Council to ensure the following: an appropriate mitigation strategy; an "Appropriate Assessment" demonstrating a mitigation strategy compensates for this development; that People over Wind ruling is complied with. Parish Council noted that the Ecology Report needs updating to reflect these issues.

Parish Council to: query the status of the road on the northern boundary as to whether it is solely for access for agricultural use or for shared access; ascertain status of the cart shed in regard to ownership, maintenance and future use; reinforce the need to retain existing hedgerows and trees according to policy; request that an "Appropriate Assessment" be undertaken; that conditions be applied to recognise the Dark Skies policy.

#### 6.4. Appeals and Enforcement

6.4.1 – Newholme nuisance – Enforcement have spoken with the owner who has advised that the land is no longer being rented out as a builders yard. However, it was then established that heaps of hardcore on the land would be considered to be a Change of Use (COU) and therefore an Application has now been requested in this regard. The case will remain open until the hardcore is either removed or an Application submitted.

6.4.2. – **21/00457/F / APP/V2635/W/22/3298653** – Westfield, 27 Peddars Way.

Councillor Devereux provided an update on the Appeal and its consequences. The Inspector had focused on AONB impact of the development taking and Counsel's advice was that the grounds for challenging the Inspector's decision based on his professional opinion were weak. . However, it was pointed out that there are strong arguments to suggest that decision does not set a precedent. It was confirmed, for any future challenges, that it is possible to apply to have Third Party appeal costs capped to £5k.

#### 7. Holleys Charity – update on recruitment of new Trustee

**Resolution:** To incorporate the following as an Agenda item at the Annual Meeting of the Parish Council to be held on 18 May 2023:

“It is recommended that Steve Smith is appointed as a Trustee of the Holleys Charity for a four year term with immediate effect.”

**Proposed: Councillor Devereux. Seconded: Councillor Burton**

**Agreed unanimously**

#### 8. Village Matters

##### 8.1. Rights of Way – recent developments (Councillor Crown)

Councillor Crown expressed concern at two Rights of Way which had recently been cleared by NCC and signposted despite them only extending for relatively short distances before becoming dead ends. Several comments had been received verbally and via email as to whether the path from Eastgate was a route through to Thornham. Adjacent landowners have taken action to prevent any trespass. Importance of Rights of way acknowledged. Councillor Crown suggested that the Parish Council should contact NCC to make them aware of recent events.

**Agreed to monitor and report any issues to NCC Trails Team**

#### 9. Monthly Report from Responsible Finance Officer (RFO)

##### 9.1. Report

Barclays increased their interest rate on the Parish Council's Business Premium Account from 0.401% to 0.8% on 9 March 2023.

**Microsoft 365 Business Standard Licence request.** BT no longer support Microsoft 365. This means that both the Chair and the Clerk have reduced ability to perform essential tasks for the Parish Council. The current cost of receiving Microsoft 365 (including Teams) direct from Microsoft is £9.40 + VAT /user/month – the same via BT plus the cost of c£200 for them to make the transfer. Request is for two licences to be purchased.

**Agreed unanimously**

Signed Chair

*LS Devereux.*

Date 11/4/23

Monthly internal financial check for February carried out by Councillor Crown 10 March 2023. Letter from PCC required to be attached to bank statement.

**RFO to attach letter from PCC to bank statement**

**9.2. Payments for authorisation**

PAYEE	REASON	AMOUNT	PAYMENT METHOD
British Gas	VH electricity	£135.53	Direct Debit-paid 8/2/23
Robert Burton	Expenses for Local History Group	£174.98	Bank Transfer-paid 16/2/23
British Gas	VH electricity	£71.69	Direct debit-paid 8/3/23
Payroll	Staff salaries	£553.95	Bank Transfer
HMRC	PAYE on staff salaries	£138.60	Bank Transfer
BT plc	Telephone and broadband - February	£64.96	Direct Debit
Westcotec	SAM2 and posts	£3800.40	Bank Transfer
KLWNBC	Annual charge for dog waste collection	£832.00	Direct Debit

Agreed unanimously

**10. Correspondence**

**10.1.** Any correspondence not otherwise on the Agenda

- **Coronation noticeboard** – request from a parishioner to the Parish Council to consider a commemorative Information Board welcoming and educating visitors to the dunes and beach, with plenty of pictures, to be placed at the end of Beach Road. Felt this would improve environmental awareness and be a fitting way of honouring King Charles.

**Parish Council to incorporate suggestion into existing plans**

- **Planning Decision reported – 20/02070/NMA\_1** - The Tower, Broadwater Road, PE36 6LQ - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/02070/F: Construction of a two storey dwelling following demolition of existing dwelling. Application Permitted 6 March 2023 *Delegated Decision*
- **Local History Group request** – Formal request received for a stationery cabinet costing £332.80 (inclusive of VAT and delivery) to be purchased by the Parish Council for the History Group.
- **Defibrillator request** – email received to request that the Parish Council install a defibrillator adjacent to the toilets in Beach Road. Councillor Amies confirmed that there is a defibrillator at The Firs inside the NWT Visitor Centre.

**Clerk to forward request to Hunstanton Golf Club for their consideration**

**10. Date of next meeting of the Parish Council Tuesday 11 April 2023**

Also noted that owing to Annual Leave and forthcoming Borough and Parish Council elections, the date of the Annual Parish Meeting and Parish Council AGM would now be 18 May at 6pm and 7pm respectively

Signed Chair

*LS Devereux.*

Date 11/4/23