HOLME-NEXT-THE-SEA PARISH COUNCIL

Draft Minutes of the Extraordinary Meeting of the Parish Council in the Village Hall, Kirkgate, on Monday 28th November 2016 at 7 pm

Present: Kevin Felgate (Chairman) Martin Crown

Gillian Morley Lynn Devereux Robert Burton Margaret Easton

In Attendance: Christina Jones (Clerk)

There were two members of the public present. 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 Needham (family illness).

2. Declarations of Interest.

There were no Declarations of Interest.

3. Public Participation.

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

(a) Public Participation.

There were no issues raised by the public present.

(b) Borough Councillor Report.

There was no Borough Councillor report.

4. Planning.

- (a) 16/01918/F Variation of Condition 1 attached to Planning Consent 15/00657/F to allow the landscaping plan to be amended at Inglenook, 32 Main Road, Holme-next-the-Sea PE36 6LA. Discussion of the suggested response that had been circulated by Councillor Devereux when the following points were made:
 - The Landscaping Plan had been submitted as a result of the non-compliance issue relating to the wall.
 - Concerns were raised that Norfolk County Council (NCC) Highways Department had not commented on the safety issues.
 - The Site Notice had been posted on the opposite side of the road where it was difficult to view.
 - The plan submitted is inaccurate as it indicated the wall stops at the gatepost but it continues to the footpath edge.
 - The footpath width on the plan is greater than in reality.

The Application had been discussed on the telephone with both the Compliance Officer (Heidi Wedge) and the Case Officer (Chris Fry). The Case Officer acknowledged that the plan was incorrect but nevertheless proposed approval and was awaiting a new plan although its receipt and consideration were apparently not required before approval was to be recommended. After further discussion it was **RESOLVED** (unanimously) that the suggested response be submitted as an objection, that comment be made regarding the Case Officer's comments in the accompanying email and that both be copied to Borough Councillor Bower who had taken the concerns regarding non-compliance to the Planning Department.

- (b) 16/01983/F Variation of Condition 2 of Planning Permission 16/00094/F to vary previously approved drawings at Brook House, 32 Beach Road, Holme-next-the-Sea PE36 6LG. This Application relates to the replacement of shingles on elevations on the original plans with slates. Councillor Morley had spoken to the builder and brought samples of the suggested replacements. There are other properties in the village that have used slates. There was some confusion as to where the slates would be used as the Applications refer to 'elevations' which were understood to be walls whereas the drawings indicated the change from shingles to slates referred to the roofs. After discussion it was RESOLVED (unanimously) that no objection be raised to the replacement of shingles with slates on the roofs but that objections would be raised if this related to the re-cladding of the walls.
- (c) 15/02053/F Condition 8 compliance issues relating to The Tractor Barn, Main Road, Holme-next-the-Sea.

Concerns had been raised by a parishioner regarding the safety of vehicles leaving the parking area to join the A149. Changes to the original plans had resulted in there being no turning area and cars would have to reverse onto the main road. The property is being used as a holiday let and will therefore have multiple, different, occupants. The Parish Council's response to the original application had included a request that Highways be consulted. After discussion it was **RESOLVED** (unanimously) that the Parish Council contact the Planning Department stating that concerns had been raised and asking for confirmation that both Planning and Highways were content that access / egress, visibility and safety issues had all been considered and had been addressed satisfactorily.

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5. Borough Council of King's Lynn and West Norfolk.

The discussion on the Consultation calling for Sites and Policy Suggestions had been postponed from the previous meeting until the Neighbourhood Development Planning (NDP) working party had had a meeting with Alan Gomm from the Planning Department. At that meeting the following items had been clarified:

- The expectation was that there would be little difference to the rate of development previously experienced in the village.
- The Borough Council will allocate development but actual locations would be left to Parishes where there is an NDP.
 - Any landowner with potential sites can put them forward for consideration.
- Land owned by the Parish Council could be considered but any proposals for sites would need to demonstrate deliverability as well as availability. A late proposal would probably be considered.

Data was now available indicating that 10 new houses had been built in Holme-next-the-Sea between 2001 and 2011 which was above average but only four new houses had been built in the village between 2006 and 2016. It will be necessary to talk to landowners and developers as part of the NDP process and listen to what they have to say. Discussion of the need for a Strategic Environmental Assessment (SEA) as part of the NDP if any

projects are proposed but it was noted that the Norfolk Wildlife Trust (NWT) had not had an EIA when the application was made for the development of the café and toilets. The NWT has plans for expansion which unless addressed would add to traffic travelling through the village to access the reserve There was no SEA for the new coastal path either and there is some frustration in Planning that any housing development requires assessment of the impact but the impact of visitor numbers on the protected sites was not assessed in the same way (although more recently surveys had been undertaken but not yet published).

Policies as well as proposed sites can be put forward under the Consultation but the BC had pointed out that there was little point in suggesting policies for the Local Plan if these are to be dealt with through the NP It was **RESOLVED** (unanimously) that no response be made to the Consultation.

Date of next Parish Council Meeting - Tuesday 13th December 2016 at 7 pm in the Village Hall.

Councillor Felgate thanked everyone for attending and the meeting closed at 7.50 p.m

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