

Page 65 (2015/16)

Minutes of a meeting of **Blakeney Parish Council** which was held on **Tuesday 5th January 2016** commencing at 7.00pm in the Parish Office.

Present:- Tony Faulkner (Chairman), Jenny Girling (Vice-Chairman), Margaret Benson, Alban Donohoe, Barry Girling, Edward Hackford, Rosemary Thew & Neil Thompson, also County Cllr, Dr. Marie Strong.

Clerk:- Tracey Bayfield.

Public:- 3.

1. APOLOGIES FOR ABSENCE – Were received and ***accepted*** from; Glennes Aikens (*away*), Roger Hall (*work*) & Samantha Arlow (*away*) and also from PCSO Sarah Kirby.

2. DECLARATIONS OF INTEREST – There were none.

3. It was ***proposed & agreed*** that the following **MINUTES** are signed as a true record.

3.1. FULL COUNCIL – Tuesday 1st December 2015.

3.2. FINANCE COMMITTEE – Wednesday 16th December 2015.

4. GUESTS –

4.1. Report read on behalf of the **Wells Police (Safer Neighbourhood Team)** in their absence. There have been no crimes reported in the parish since the December Parish Council meeting. The following calls have however been received; 1 x public order incident, which was alcohol related, 1 x personal anti social behaviour incident, ie. targeted at a specific individual or group and 1 x nuisance antisocial behaviour which means that it targets the wider community. (BPC will make further enquiries as to the last item.)

5. CHAIRMANS ANNOUNCEMENTS – None.

6. COUNCILLOR REPORTS –

6.1. **District Councillor** - Andrew Wells had submitted a brief report in his absence which had been given to members, which in the main was to remind us of various meeting with regards planning matters including the NNDC Development Committee and the meeting he and Marie will be attending with Ed Vaizey MP to discuss the need for better mobile phone signal in Blakeney.

6.2. **County Councillor** - Dr. Marie Strong summarised the current situation with regard 'Better Broadband for Norfolk' and choosing to move to fibre broadband, choosing to remain with copper broadband and if fibre has not been enabled where you live.

Page 66 (2015/16)

Marie also asked that we share any questions and comments with her as soon as possible which she can take on our behalf to the meeting with Ed Vaizey MP regarding Mobile Infrastructure Programme, given that we have missed out due to a number of reasons.

*It was **proposed & agreed** that item no. 8. vii. Mobile Infrastructure was brought forward for discussion.*

Members received a copy of the letter from NNDC to Mr E Vaizey MP, Minister of State for Culture, Media and Sport over their concerns with regard the delivery of the **Mobile Infrastructure** (Telecommunications Mast) in North Norfolk, which to summarise states their disappointment and concerns in Arqiva, the company which the Government had chosen to deliver this project. NNDC also reiterated that they remain committed to seeking a solution to this issue locally.

7. **OPEN PUBLIC SESSION** – One member reinstated his objection to the Three Owls planning application no. PF/15/1655 as it is simply a resubmission of PF/14/1566 which was refused by the North Norfolk District Council Development Committee in April 2015 and then an Appeal was also dismissed in November 2015.

Cllr Thew asked the County Cllr if there was any update on the ‘Right to Buy’, there wasn’t but Marie promised to keep us informed.

8. **PLANNING** –

- i) Application No. **PM/15/1684** - *Proposal; Variation of condition 2 of planning permission (14/0773) to allow detached annex building to be used for holiday accommodation at, **Flinders, 132 High Street, Blakeney.** It was **proposed & agreed** (other than 2 against & 1 abstention) that we object to this change of use for holiday use only, when Blakeney is in need of affordable rented accommodation for local people.*
- ii) Application No. **LA/15/1693** – *Proposal; Internal and external alterations to facilitate the conversion of internal store room to bedroom at, **Counting House, Mariners Hill, Blakeney.** It was **proposed & agreed** that we have no objection.*
- iii) Application No. **PF/15/1737** – *Proposal; Construction of flood defence wall and berm bank at, **North Granary, The Quay, Blakeney.** It was **proposed & agreed** that we support this application.*
- iv) Application No. **PF/15/1655** – *Proposal; Demolition of existing dwelling, barn and outbuildings and erection of two and a half storey dwelling (re-submission) at, **Three Owls Farm, Saxlingham Road, Blakeney.** It was **proposed & agreed** that we object for the following reasons, as per the previous application PF/14/1566 which is identical to this one;*

a) The new building is too far from the existing bungalow that it is replacing to be considered as a 'replacement dwelling'. As a new dwelling in the countryside it does not comply with NNDC's Core Strategy Policies HO4 and HO5 as it is not for Travellers or Essential Workers in the countryside.

b) If considered to be a replacement dwelling it is totally contrary to Policy HO8 as it represents a disproportionately large increase in the height and scale of the original dwelling (the dilapidated outbuilding remote from the existing bungalow cannot be considered as part of the existing dwelling as suggested by the applicant), and will materially increase the impact of the dwelling on the appearance of the surrounding countryside, given its scale and position moved to the rear of the site where it will be very visible in the Glaven Valley Conservation Area.

c) It is contrary to Policy EN1 of the Core Strategy, which has been adopted in order to protect the Norfolk Coast AONB. The policy states that proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts. The proposal clearly fails this test as there are no benefits to outweigh the damaging impact the development will have on the appearance of the surrounding countryside, and a house of this size and scale could clearly be accommodated on a less sensitive site.

d) It is contrary to Policy EN2 which has been adopted for the protection and enhancement of landscape and settlement character. The policy states that development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance;

- Visually sensitive skylines, hillsides, seascapes, valley sides and geological features,
- The setting of, and views from, Conservation Areas.

This proposal, because of its height, scale and prominent position within the AONB and the Glaven Valley Conservation Area will have a seriously damaging impact on the landscape, standing out obtrusively within this very sensitive landscape and in no way can be considered to enhance it.

This is a highly sensitive site which the above Policies have been designed to protect, and a proposal such as this one cannot be allowed to over-ride them. If approved, it would set a dangerous precedent for further, equally damaging, developments in the North Norfolk

countryside. The Norfolk Coast AONB is an important resource for those living in the area and, equally importantly, for the tourism on which so much employment relies and it should be protected with great care and vision.

The district Council have had the vision to set out, in their LDF, clear policies to protect the special character of the countryside, and proposals for development within the countryside must follow these policies if this character is to be preserved.

As this application is identical to the previous application, refused by the Development Committee, the Parish Council considers that nothing has changed and the proposal is still contrary to Policies HO8, EN1 and EN2 and should be refused on the same grounds as before. It would be inconsistent to do otherwise and would undoubtedly create a dangerous precedent for similar large replacement houses in the countryside, in spite of the strange comments to the contrary by the Inspector at the latest Appeal.

The Inspector did concede that this proposed dwelling would be similar in scale and massing to the one refused on the earlier Appeal, and it is the Parish Council's view that it would still be disproportionately large in relation to the bungalow it is meant to replace (Policy HO8) and would have a damaging impact on the Glaven Valley Conservation Area and the Norfolk Coast AONB which Policies EN1 and EN2 are there to protect.

- v) Application No. **PF/15/1354** – *Proposal; Erection of extensions to side and rear of dwelling, and rendering of existing walls at, **The Nest, 57 New Road, Blakeney.*** It was ***proposed & agreed*** that we have no objection.
- vi) To note (Chairman's attendance already confirmed) Application No. **PF/15/1540** – *Proposal; Overflow car parking area at, **Land on The Pastures, for The Blakeney Hotel*** – NNDC Development Committee will be undertaking a **Site Inspection** on Thursday 7th January 2016 at approximately 9.45am.

9. FINANCE.

9.1. It was ***proposed & agreed*** that the **Accounts** for December totalling £6,773.89 are paid.

9.2. **Clerk/RFO** – Reported the current balances held and the income of the Carnser & Coronation Car Parks.

9.3. It was ***proposed & agreed*** (other than 1 against) to accept the recommendation from the Finance Committee to set a **2016/17 Precept** of £36K. This is in addition to accepting the NNDC grant of £1,209.00.

9.4. Members were in receipt of a letter from the **Bank of Ireland** advising that we must close our account with them, as it is deemed to be dormant. Members to give thought on alternative suitable providers. It is possible that a meeting of the Finance Committee will be called to finalise this due to time constraints.

9.5. It was ***proposed & agreed*** that we continue our **Grounds Maintenance Contract** with 'Norse', and having considered the costs, that we opt for a 5 year agreement.

9.6. Having obtained costs, it was ***proposed & agreed*** that we shall hire one additional BBQ for the 2016 **Bonfire & Fireworks Event**.

10. TRANSPORT ITEMS & REPRESENTATIVES ON OTHER BODIES

10.1. It was ***proposed & agreed*** by the members of the Recreation Committee to submit an application to the Parish Council **Community Fund**.

10.2. Members were in receipt of a written report from the recent **Village Hall Committee** meeting held on 1st December, and our representative, Rosemary Thew.

10.3. The discussion event on **Norfolk's Rural Economy** which was due to be held on 11th December, at which Rosemary Thew was to attend, did not take place.

10.4. It was ***proposed & agreed*** to permit the **Regatta Committee** to site a 14' x 10' wooden shed on the top corner of the village playing field as per the correspondence with Alban Donohoe.

11. COUNCILLORS QUESTIONS – None received.

12. CORRESPONDENCE

12.1. Displaying **Mobile Phone Coverage Posters** – After seeking much advice the recommendation is not to produce and display posters, as the Parish Council should not be held in any way responsible should a 999 signal (not spots) not be possible in a location where we have said that there is a signal. It was ***proposed & agreed*** that whilst this was a good idea in principle, that we take no further action.

12.2. It was ***proposed & agreed*** that we invite the following as speakers for the **Annual Parish Meeting** which is on Thursday 17th March; i) Dinghy Park Joint Management Committee – Dredging Proposals, ii) Citizens Advice, iii) Lions Club – These are people who give their time freely to serve others.

Page 70 (2015/16)

12.3. **Car Park Attendants** – Advice had been sought from ‘The National Association of Local Councils’ with regard the positions of **Seasonal Car Park Attendants**. Given that we have been advised that an employer can fill a job vacancy without advertising the post if they have identified a suitable candidate, it was ***proposed & agreed*** that as the scenario for 2015 changed, and thankfully worked, that we offer the 3 attendants from last year the roles again, on a rota basis and that we only advertise if either one of them does not wish to join us for the 2016 season, ie. we look to have 3 attendants for the 2016 season.

Meeting closed at 9.17pm.

Chairman _____