

Minutes of a meeting of the '**Planning Committee of Blakeney Parish Council**' which was held on **Tuesday 6<sup>th</sup> January 2015** in the Parish Office, at the earlier time of 7pm.

**Present:-** Tony Faulkner (Chairman), Jenny Girling (Vice-Chairman), Barry Girling, Alban Donohoe, Glenn Aikens, Margaret Benson & Rosemary Thew.

**Clerk:-** Tracey Bayfield.

**Public:-** 4.

1. **APOLOGIES FOR ABSENCE** – Were received and ***accepted*** from Leanne Welch (*unwell*) & Ann Wootten (*unwell*).
2. **DECLARATIONS OF INTEREST** from members – There were none.
3. It was ***proposed & agreed*** that the **MINUTES** dated Tuesday 2<sup>nd</sup> December 2014 are signed as a true record.
4. Adjourned for **OPEN PUBLIC SESSION** at 7.03pm and reconvened at 7.10pm.

Planning applications are as follows:-

**PF = Full Planning Permission**

**PM = Planning Permission – Reserved Matters**

**LA = Alteration to Listed Building**

- i) Application No. **PF/14/1566** – *Proposal; Demolition of dwelling, barns and outbuildings and erection of two and a half storey dwelling at, **Three Owls Farm, Saxlingham Road, Blakeney.** It was ***proposed & agreed*** that we object to this application for the following reasons;
  - 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.

- ii) Application No. **PF/14/1525** - *Proposal; Erection of detached single storey building at, **The Coast House, Back Lane, Blakeney**. It was ***proposed & agreed*** that we have no objection.*
- iii) Application No. **PF/14/1511** – *Proposal; Variation of condition 2 of planning permission ref: 14/0506 to permit the reposition and enlargement of porch and insertion of additional roof light to front roof*

slope at, **Plot 4, adjacent 1 Pyes, Close, Morston Road, Blakeney.** It was ***proposed & agreed*** that we have no objection.

- iv) Application No. **PF/14/1492** – *Proposal; Erection of detached 4 bay garage block at, **Lark Cottage, 146 Morston Road, Blakeney.*** It was ***proposed & agreed*** that we have no objection.
- v) Application No. **PF/14/1619** – *Proposal; Change of use of existing attached annexe to be used as separate residential dwelling at, **39 High Street, Blakeney.*** It was ***proposed*** that we have no comment, an amended ***proposal*** was made and voted upon, that we object as we feel that this annexe is too small to be a separate stand alone dwelling. With 5 in favour of the proposal and 2 against, it was carried.
- vi) Application No. **PF/14/1608** – *Proposal; Variation of condition 2 of planning permission ref: 14/0652 to permit revised porch dimensions at, **3 Point View, Morston Road, Blakeney.*** It was ***proposed & agreed*** that we have no objection.

***To note NNDC Planning Decisions Taken:-***

- i) Application No. **LA/14/1068 & PF/14/0954** – *Proposal; Erection of two-storey and single-storey extensions to link dwelling to annexe, single-storey extension to annexe and erection of boat store to front elevation of annexe at, **50 High Street, Blakeney.*** **Consent given.**
- ii) Application No. **PF/14/1053** – *Proposal; Erection of 0.9 metre boundary fence and gates at, **41 High Street, Blakeney.*** **Consent given.**
- iii) Application No. **PF/14/1359** – *Proposal; Variation of condition 2 of planning permission ref: 13/1186 to permit revised window design at, **The Old Forge, New Road, Blakeney.*** **Consent given.**
- iv) Application No. **LA/14/1418** – *Proposal; Removal of existing internal window and door and replace with new pair of doors at, **White Horse Hotel, 4 High Street, Blakeney.*** **Consent given.**