

Minutes of a meeting of the '**Planning Committee of Blakeney Parish Council**' which was held on **Tuesday 7th April 2015** in the Parish Office, immediately after the Full Council Meeting. Planning commenced at 8.54pm.

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

Clerk:- 2.

Public:- 2.

1. **APOLOGIES FOR ABSENCE** – Were received & ***accepted*** from; Leanne Welch, (*family*).
2. **DECLARATIONS OF INTEREST** from members – There were none.
3. It was ***proposed & agreed*** that the **MINUTES** of the meeting dated Tuesday 3rd March 2015 are signed as a true record.
4. *Adjourned at 8.55pm* for **OPEN PUBLIC SESSION** and reconvened at 9.12pm.

Planning applications are as follows:-

PF = Full Planning Permission

PM = Planning Permission – Reserved Matters

LA = Alteration to Listed Building

It was ***proposed & agreed*** that we bring the 'Three Owls' application to the beginning of the agenda.

- i) Application No. **PF/14/1566** – *Amended Proposal; Demolition of dwelling, barns and outbuildings and erection of two and a half storey dwelling at, **Three Owls Farm, Saxlingham Road, Blakeney.***
Members considered the information as presented by Tom Schofield and the application as received.

It was ***proposed & agreed*** that our previous objections as detailed on the 6th January 2015 still stand and are as follows;

- 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.

NNDC had written to advise that Application No. **PF/15/0169**– *Proposal; Demolition of existing dwelling and erection of replacement dwelling at, **Larkfields, 144 Morston Road, Blakeney** had been **withdrawn.***

- ii) Application No. **PF/15/0196** - *Proposal; Part demolition of shed and erection of replacement extension to provide new shed/studio at, **The Old Brew House, 119A High Street, Blakeney**. It was **proposed & agreed** that we **object** to this application. We have considered the letters of objection from neighbouring properties and feel that this application would result in overdevelopment of the site, give significant loss of light to the neighbouring property and have a detrimental effect on both properties to the north.*
- iii) It was **proposed & agreed** that we have **no objection** to Application No. **AN/15/0293** – *Proposal; Installation of 2 replacement non-illuminated fascia signs at, **7-9 Westgate Street, Blakeney**.*
- iv) It was **proposed & agreed** that we have **no objection** to Application No. **PF/15/0272** – *Proposal; Erection of first floor front extension with balcony above porch, insertion of 3 dormer windows to rear roof slope and 1 dormer window to front roof slope and first floor windows to south/east and north/west elevations at, **30 The Pastures, Blakeney**.*
- v) It was **proposed & agreed** that we have **no objection** to Application No. **PF/15/0266** – *Proposal; Erection of detached garage at, **White Barn, Back Lane, Blakeney**.*
- vi) NNDC had written to advise that Application No. **PF/15/0210** – *Proposal; Erection of single-storey front/side extension and front porch at, **Blakeney Downs, Morston Road, Blakeney** had been **withdrawn.***
- vii) It was **proposed & agreed** that we **support** Application No. **PF/15/0226** – *Proposal; Erection of compound to relocated two LPG tanks at, **White Horse Hotel, 4 High Street, Blakeney**.*

To note NNDC Planning Decisions Taken & Updates;

- i) *To note that the **Blakeney Church of England Primary School**, boundary walls, gates and associated outbuildings have been added to the **List of Buildings of Architectural or Historic Interest**.*

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- ii) Application No. **LA/15/0004** – Proposal; Demolition of part of existing boundary wall and erection of replacement 1.7m boundary wall at, **South Granary, 9 The Quay, Blakeney**. Consent given.
- iii) Application No. **PF/15/0033** – Proposal; Demolition of existing dwelling and erection of two-storey detached dwelling at, **Hartland, 57 New Road, Blakeney**. Consent given.
- iv) Application No. **PF/15/0002** – Proposal; Demolition of two rear extensions and erection of replacement single-storey rear extension, insertion of 2 dormer windows and 2 rooflights to front elevation, insertion of 2 rooflights to rear elevation and cladding to front elevation at, **Howden, 7A Morston Road, Blakeney**. Consent given.

Meeting closed at 9.50pm.

Chairman _____