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

Present:- Tony Faulkner (Chairman), Jenny Girling (Vice-Chairman), Samantha Arlow, Margaret Benson, Alban Donohoe, Barry Girling, Edward Hackford, Rosemary Thew & Neil Thompson.

Clerk:- Tracey Bayfield.

Public:- 2.

1. **APOLOGIES FOR ABSENCE** – Were received & ***accepted*** from; Roger Hall (*work*), County Cllr, Dr. Marie Strong (*attending extra ordinary meeting at Binham PC*). District Cllr Andrew Wells will be with us as soon as he can this evening.
2. **DECLARATIONS OF INTEREST** from members under the 'Code of Conduct. There were none.
3. It was ***proposed & agreed*** that the **MINUTES** of the Full Council meeting held on Tuesday 1st March 2016 are signed as a true record.
4. **GUESTS** – PCSO Sarah Kirby from **Wells Police (Safer Neighbourhood Team)** advised that there had been 2 crimes recorded in the parish since the last meeting, one being a theft from the church on Good Friday when cash was stolen from a collection box and the other was a common assault incident. At this point it is worth mentioning that the way that we now have to record violence has changed, hence it may appear as though the crime figure look higher if you were to check back and compare however this is not the case in reality.

Wells suffered from 15 car crimes in one night, whereby unlocked cars were targeted. In the area generally trailers and ride on lawn mowers are now being targeted by thieves.

Sarah was asked if there was any update on the hit and run incident on the Morston Road last month, she said that she would make enquiries as she had not been involved with this incident.

5. **CHAIRMAN'S ANNOUNCEMENTS** – We have received the letter of resignation from Glenn Aikens, and the District Council have been informed, and will advise us in due course, whether an election has been called.

6. **COUNCILLOR REPORTS** –

6.1. **District Councillor** - Andrew Wells reported that NNDC will be working a 'sharing' arrangement with Great Yarmouth.

Devolution proposals by the government are looking to make a super council, which would possibly include Norfolk, Suffolk, Cambridge and Peterborough with the aim being to reduce overall costs. The proposals would include an elected

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mayor for this whole area. This is likely to mean a loss of planning decisions being made locally. NNDC wants there to be public consultation on this.

Mobile Phone Coverage – Ed Vaizey (MP), Dr. Marie Strong (County Cllr) & Norman Lamb (MP) all continue to work on this and a meeting will be held shortly.

Mobility Grants – We touched on these last month, and have been advised that applications have in fact been made but are taking some time to be processed.

Planning – Rob Alton is the current Enforcement Officer at NNDC.

6.2. County Councillor - Dr. Marie Strong had given her apologies.

7. **OPEN PUBLIC SESSION** – Just to say how lovely the newly painted ‘Millennium Stone’ is looking.

8. **PLANNING** – *To receive & consider* the following Planning Applications:-

PF = Full Planning Permission

PM = Planning Permission – Reserved Matters

LA = Alteration to Listed Building

- i) Amended Application No. **PF/15/1540** – *Proposal; Overflow car parking area for **Blakeney Hotel, on land at The Pastures, Blakeney.***
It was ***proposed & agreed*** that we **object** to this application for the following reasons.

The site, the subject of this application, is part of The Pastures, and an extremely attractive open grassed area in the middle of the village of Blakeney. It forms a considerable part of this grassed area and has for at least 30 years been enjoyed by locals and visitors alike for walking and other leisure pursuits.

The Pastures is part of a linked area of Open Spaces defined on your Proposals Map as Open Land in the heart of the village and lies within the Blakeney Conservation Area and the Norfolk Coastal Area of Outstanding Natural Beauty.

The use of this part of The Pastures as a car park will seriously detract from the appearance of the conservation area and of this part of the AONB and will thus be contrary to the environmental policies included in your Local Development Framework Core Strategy.

Policy EN1 – ‘Proposals that have an adverse effect on the AONB will not be permitted unless the benefits clearly outweigh any adverse impacts.’

The overflow parking proposal is not required and has not been needed in the past. There are adequate parking spaces for the occupants of The Blakeney Hotel, and staff cars can be parked in the free car park by the village hall on the opposite side of the road from The Pastures.

This policy goes on to say that ‘development proposals that will be significantly detrimental to the special qualities of the Norfolk Coast AONB and their settings will not be permitted.’

Policy EN2 – ‘Protection and Enhancement of Landscape & Settlement Character’. This proposal goes against policy EN2 as it will not protect, conserve or enhance the special qualities and distinctiveness of the Open Space, nor the setting of and views from the conservation area.

EN4 – Design – This proposal will have a significantly detrimental effect on the residential amenity of nearby occupiers as communicated by a number of them.

Policy EN 8 - This states that ‘ the character and the appearance of conservation areas will be preserved, and where possible enhanced.’ Clearly this proposal does neither.

Policy CT1 – Open Space Designations – States that ‘development will not be permitted in Open Land areas, except where it enhances the open character or recreational use of the land.’ The use of this part of the Pastures as a car park clearly fails this test.

This policy also states that ‘development proposals which result in the whole or partial loss of Open Space will not be permitted unless the space does not contribute to the character of the settlement and is surplus to requirements.’ The proposal goes against this policy in both respects.

The National Planning Policy Framework explicitly states, (para. 115) that ‘great weight must be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection.’ It also says (para. 215) that ‘ due weight should be given to relevant policies in existing plans.’

Section 72 of the planning (Listed Buildings & Conservation Areas) Act 1990 gives the District Council a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. We consider the current proposal to turn this part of The Pastures into a car park would, in contrast, seriously damage the character and appearance of this part of the Blakeney Conservation Area and the Planning Application should be refused.

- ii) Amended Application No. **PF/15/1312** – *Proposal; Demolition of dwelling and erection of replacement dwelling at, **Larkfields, 144***

Morston Road, Blakeney. It was ***proposed & agreed*** (other than 1 abstention) that we have **no objection**.

- iii) Application No. **PF/16/0257** – *Proposal; Alterations and extensions to front, side and rear of dwelling and detached garage to front at, **Far Point, New Road, Blakeney.*** It was ***proposed & agreed*** (other than 2 objections and 1 abstention) that we object to the garage being at the front, ie. so close to the road, but not to the house itself.
- iv) Application No. **PF/16/0303** – *Proposal; Erection of shed at, **The Whins, The Downs, Blakeney.*** It was ***proposed & agreed*** (other than 3 abstentions) that we have no objection.
- v) All members had read the **Housing and Economic Land Availability Assessments** (HELAAAs) which are evidence documents to support the preparation of Local Plans. The consultation closes on Tuesday 3rd May and it was ***proposed & agreed*** that we have no comment.
- vi) Given the concerns within the local community with regard recent **Planning Decisions** taken by North Norfolk District Council which affect this area, it was ***proposed & agreed*** that we invite Nicola Baker, (Head of Planning at NNDC) to attend a public meeting and that we invite questions which can be shared with her in advance.
- vii) Members had received information on the proposed government **Planning Changes** the ‘Technical Consultation on Implementation of Planning Changes’, which closes on 15th April. This covers some major planning proposals. All members had read this complex paper and it was ***proposed & agreed*** that we strongly object to these proposed changes which we feel would be dangerous to the local community in terms of planning. A reply to be drawn up by Tony, Edward the Clerk, with members contributions in order that we meet the very short deadline date.

(An article had been forwarded to Cllr Neil Thompson, which referred to the referendum about to take place in St. Ives in Cornwall, in which the proposal was that no new homes in the parish would be sold as second homes/holiday homes, they would all be exclusively reserved for local people, with their status being checked via not only the electoral roll but with the doctors register also. We may wish to follow this with interest.)

3. FINANCE

- 9.1. It was ***proposed & agreed*** that the **Accounts** totalling £30,014.40 are paid.

9.2. The **Clerk/RFO Report** was received by members and gave the figures at the year end for Coronation Car Park, and the most up to date figures for the Carnser aswell as the cashbook figures at 30th March 2016.

9.3. It was ***proposed & agreed*** that we accept the estimate for the **Village Hall Car Park** repairs of £485 from Glaven Landscapes.

9.4. Up to date estimates for the **Carnser Car Park** entrance/apron had been received from Norfolk County Council and from Glaven Landscapes. It was ***proposed & agreed*** to accept the estimate of £5,658 from Glaven Landscapes, noting that the surface will be concrete dressed with aggregate. The Clerk to check via, budgets and grants etc, as to when this work can be undertaken. The price is valid until mid 2017.

9.5. It was ***proposed & agreed*** that we accept the quote for the replacement of the **Street Light** (lantern) outside no. 6 Queens Close and instruct TT Jones to proceed.

9.6. Members had received information on upgrading the **Dog Bins** located around the parish based on recommendations from users and contractors. It was ***proposed & agreed*** that we i) Dog Bin on Red House Land – this bin to remain in the same location but to be reset and placed on a taller post, thus making it more visible, ii) Remove one of the small dog bins at the entrance to the dinghy park and replace it with a 60 litre bin, the other small bin to remain, iii) Relocate the small bin from the dinghy park to somewhere near to the bus shelters on the A149, as the 2 litter bins are often filled with dog waste bags.

9.7. **Overtopping Posts/Brackets** on Quay Heading – With the scheme in place, NCC had asked that the Parish Council accepts liability for the fixings to the quay heading. Whilst discussing this one of their engineers suggested a top bracket to be fixed to each post. A design and approximate costing were presented and discussed. It was ***proposed & agreed*** that we do not add the top brackets and that we accept the liability.

10. TRANSPORT ITEMS & REPRESENTATIVES ON OTHER BODIES

10.1. Members were reminded that the Norfolk County Council **Highways Rangers** would be in the village w/c 23rd May. Any item for their consideration should be emailed to highways@norfolk.gov.uk by 21st April.

10.2. Rosemary Thew, having attended the **North Norfolk Town & Parish Forum** on 21st March had shared a written report with members, and advised that we will be receiving a letter (along with every other Parish & Town Council in the district) asking for our support to allow the group to take forward the issue of second homes council tax to central government.

10.3. Tony Faulkner, having attended the **North Norfolk Coastal Forum** on 8th March advised that he attends specifically to keep a watchful eye out for

the protected areas, previously known as the reference areas. All is quiet again at the moment.

10.4. **Trustees of The Memorial Cottages** - Roger Hall has offered to step down as an official trustee, as work commitments mean that he is not always available, this brings us back to the official number of 4. It was ***proposed & agreed*** that we generally like the 3 property layout as just received from the architects, and that we ask the Trustees to meet as soon as possible.

11. **COUNCILLORS QUESTIONS** – None received.

12. **CORRESPONDENCE**

12.1. Having received a request from the family of the late Joan Wade asking to site a **Commemorative Seat** and subsequent additional information in relation to each proposed location, it was ***proposed & agreed*** that we approve of their third choice, which is for a seat to be sited to the left of the steps of the church hall on the quay. The Clerk will contact the family and liaise with the appropriate authorities.

To note NNDC Planning Decisions Taken & Updates as well as any Planning Inspectorate Appeals.

Application No. **AI/16/0079** – *Proposal; Illumination of existing hanging sign at, White Horse Hotel, 4 High Street, Blakeney. NNDC: Consent.*

Application No. **NMA1/14/1658** – *Proposal; Non material amendment request to change garage to bedroom and en-suite with associated elevation alterations, alterations to style of front porch, installation of flue, installation of two roof lights and addition of Juliet balcony to bedroom 2 at, Plot 3, land adjacent to Poppyland, Back Lane, Blakeney. NNDC: Consent.*

Meeting closed at 9.18pm.

Chairman _____