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Minutes of a meeting of Blakeney Parish Council which was held on **Tuesday 6<sup>th</sup> February 2018** at **7.00pm in the Parish Office.**

**Present:**- Rosemary Thew (Chairman), Jenny Girling (Vice-Chairman), Alban Donohoe, Shirley Everett, Barry Girling, Neil Thompson, Jess Tutt & Iain Wolfe.

**Clerk:**- Tracey Bayfield.

**Public:**- 16.

**1. APOLOGIES FOR ABSENCE** – were ***accepted*** from; Edward Hackford (*away*), Jenet Tilley & Samantha Arlow (*unwell*). Also County Cllr, Dr. Marie Strong.

**2. The following DECLARATIONS OF INTEREST were received;**

- Alban Donohoe, pecuniary interest in item no. 8.6. as I have holidayed with the main objectors and have business dealings with them.
- Jess Tutt, personal interest in item no. 9.3. as brother has submitted an application on behalf of The Cubs.
- Jenny & Barry Girling, personal interest in item no. 8.10. due to proximity of the of property.
- Iain Wolfe & Neil Thompson, personal interest in item no. 9.10. as we are Parish Council reps on the BC3T which has applied for a grant.

**3. It was *proposed & agreed* that the MINUTES of the FULL COUNCIL meeting held on Tuesday 9<sup>th</sup> January 2018 should be signed as a true record.**

**4. GUESTS –**

- 4.1. No report from **Wells Police (Safer Neighbourhood Team)** this evening.

**5. CHAIRMAN'S ANNOUNCEMENTS – There were none.**

**6. COUNCILLOR REPORTS –**

6.1. **District Councillor** - Karen Ward.

**Queens Close Parking** – A local contractor is working with Karen to obtain outline costs for different options. Once the costs are known, we can approach different funding sources. Several grants have been identified which might be able to fund this type of project.

**Neighbourhood Plans** – Iain Withington at NNDC would welcome a meeting with representatives of The Steering Group, especially as both the Holt and Aylsham plans are progressing via ABZAG and there are points which could be

helpful to Blakeney. (Clerk has recently shared this with the Consultant and asked that The Steering Group makes contact with Iain.)

**Planning Portal** – This has been down intermittently in the past few weeks. It is hosted by a third party and members of the public are encouraged to report any time when they find the system to be down or not working correctly, as NNDC need this information in order to improve the service, if you can make a note of the ‘error code’ and share with NNDC even better.

**Second Homes & Council Tax** – Going forward, council tax bills will show ‘Second Home Discount – Nil’, on the paperwork as a way of identifying the property as a second home. This is a change from showing the actual reduction as was received in the past.

**Council Tax** - It has been clarified that Parish & Town Councils do receive the precept element of Council Tax from all residents including second home owners. The District Council element of Council Tax from all residents including second home owners is spent across the whole district and is not returned directly to Town and Parish Councils.

**NNDC Local Plan update** – The NNDC Built Heritage and Planning Policy working party will be considering allocation of Green Spaces, Amenity Spaces and Open Spaces for the new Local Plan at their February meeting. Details will be available to the public once the agenda for that meeting is published. I will share the details with the Parish Council at the next meeting. The Local Plan is still currently running about 6 to 8 months behind schedule, and is looking to come in around about election time 2019.

**Conservation Area Appraisal** – Purcell Miller Tritton LLP have been appointed by NNDC to undertake a review of five conservation areas within North Norfolk at Blakeney, Cley, Morston, Wiveton and the wider Glaven Valley. It is hoped public consultation will take place in July/August 2018.

6.2. **County Councillor** - Dr. Marie Strong offered the following report which was read in her absence.

**Norfolk County Council Budget:** The consultation has closed and final decisions will be made at full Council at 10.00 am 12 February. Confirming the welcome news received in advance of the meeting - proposals to cut subsidies from bus routes and highways gritting have been withdrawn. The money to replace these budget cuts will come from the increased council tax.

**Coasthopper:** You may have read of Stagecoach plans which appeared to threaten the Coasthopper. Those who remember mine and Lilian’s campaign only a few years ago to save the Coasthopper can imagine my initial reaction. However, I can tell you that NCC is confident the whole Coasthopper route will be retained. As to the other

routes the county is holding discussions and we expect to have some positive news mid-February. (Many residents and visitors value not only the route but the familiar name Coasthopper. Be reassured the name is the property of Norfolk County Council so whoever takes on the route will be permitted to use the name).

**Safeguarding:** Recently I spent a morning in an informative yet disturbing session regarding the essential work being carried out to protect children and young adults from sex and drug grooming. Having started to type more detailed Information I realised this was not the appropriate medium. Instead I will look into organising a session for those interested to hear from people involved in Safeguarding. It is a matter with which I believe you will agree we should be better informed.

## **7. OPEN PUBLIC SESSION**

- Chris Wheeler (Church Warden)– referred to a letter from the Parochial Church Council, stating their disappointment that BPC had decided to reduce and then stop the grant funding each year to the PCC which went toward the upkeep of the churchyard.
- A family member spoke in support of the Certificate of Lawfulness application on behalf of 4 Queens Close, with regard the twin and double lodges and read extracts from some of the evidence as submitted to NNDC.
- Concerns were expressed over hazards created recently outside Michaelmas, during the installation of a exit/arch onto Morston Road which forced pedestrians into the road. *(District Cllr Karen Ward, will check whether this access onto the public footpath has planning permission.)*
- One person spoke to offer support for The Acreage on the Coast Road. The site is being cleared and it and the owner offer so much to the local community.

## **8. PLANNING –**

- 8.1. **Planning Applications;** *In order to reduce the number of extra ordinary meetings called, any applications which have been received by the Parish Council since the publication of the agenda and the actual meeting, will be considered at said meeting, unless the Parish Council decide otherwise. In order to advise the public, any such applications will have been listed on the Parish Council Facebook page and website.*
- 8.2. Application no. **PF/18/0021 – Proposal; Erection of outbuilding at, Howden, 7a Morston Road, Blakeney.**
  - It was ***proposed & agreed*** that we have **no objection**.

8.3. Application no. **PF/17/2102** – *Proposal; Extension and replacement roof with raised ridge height and including dormers to north elevation and balcony to south elevation to form 9 additional staff bedrooms at, **Blakeney Hotel, The Quay, Blakeney.***

- It was ***proposed & agreed*** that we have **no objection** to this application **subject to there being a condition attached** which stipulates that there is to be no staff parking on The Pastures or The Pastures driveway, by way of a Traffic Order if need be.

8.4. To receive & consider Application no. **PF/17/2103** – *Proposals;*

i) ***Proposal: Demolition of detached outbuilding ‘The Folly’ and erection of 3 storey building to provide additional guest suite.***

- It was ***proposed & agreed*** that we have **no objection to this part of the application subject to;**

i) There being a condition attached which stipulates that there is to be no parking on The Pastures or The Pastures driveway, by way of a Traffic Order if need be.

ii) It would appear that The Hotel may lose one parking space to provide access. It is not clear how it intends to deal with this and it’s parking requirements more generally which are likely to be exacerbated by this application.

iii) We would like our discussion/mediation with The Blakeney Hotel, as was agreed one year ago to take place as soon as possible, with a view to solving the problems of parking on The Pastures and The Pastures driveway. This we believe would be to the benefit of both The Blakeney Hotel and the wider community.

ii) ***Proposal: Conversion of roof space to ‘The Granary’ with addition of dormers and rooflights to form two guest suites and erection of extension to east elevation to form entrance hall.***

- It was ***proposed & agreed*** that we have **no objection to this part of the application subject to the exact same points as just made to the prior part of the same application. (I.e. 8.4.i. points i to iii.)**

iii) ***Proposal: Replacement window in north elevation to part of second floor of the main hotel building. It was ***proposed & agreed*** that we **support** this part of the application.***

At, **Blakeney Hotel, The Quay, Blakeney.**

- 8.5. Application no. **LA/17/2104** – Proposal; Internal and external works to 'The Granary' to facilitate the conversion of the roof space to additional guest suites and new entrance hall extension at, **Blakeney Hotel, The Quay, Blakeney.** It was **proposed & agreed** that we reiterate our comments as per the comments to The Granary under application no. PF/17/2103 as above.

*Having advised of a pecuniary interest, Alban Donohoe left the meeting at this point.*

- 8.6. Application no. **PF/17/2153** – Proposal; Change of use to single unit of self contained holiday accommodation (retrospective) at, **The Boathouse, 6a The Quay, Blakeney.** It was **proposed & agreed** that we **object** for the following reasons;

- i) We consider this to be overdevelopment of the site, by virtue of creating yet another independent development, in an already cramped area. As per Policy EN4 of the NNDC Core Strategy document, we believe that this application fails to have regard to the local context and does not preserve or enhance the character and quality of this area.
- ii) Policy CT6 of the NNDC Core Strategy document relates directly to parking provision, and states that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. We do not believe that this site can accommodate any further parking provision for residential or holiday properties. There is no guaranteed parking opposite, at The Red House end of The Quay, as being free parking, these spaces fill very quickly during the season.
- iii) Policy EN4 of the Core Strategy states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers, we believe that this application does have a detrimental effect.
- iv) We have read the report submitted by PPS Ltd to NNDC dated 2<sup>nd</sup> February 2018 and would concur with all points raised within it.

*Alban Donohoe re-joined the meeting.*

- 8.7. Application no. **PF/18/0020** – Proposal; Erection of single storey rear extension at, **20 Westgate Street, Blakeney.** It was **proposed & agreed** that we have **no objection.**

- 8.8. Application no. **PF/18/0091** – *Proposal; Erection of single storey front, side and rear extensions and replacement of flat roof garage with pitched roof at, **The Cuddy, 8a Morston Road, Blakeney**. It was **proposed & agreed** that we have **no objection**.*

*District Cllr Karen Ward; advised that the following application would go to the NNDC Development Committee for a decision as opposed to an Officer, as there had been an equal amount of support and objection.*

- 8.9. *To receive & consider Application no. **PF/17/2106** – Proposal; Change of use of land to the rear for use as a reclamation yard (Sui Generis), erection of new storage and welfare building in association with the reclamation yard, retention of containers used for storage, re-siting of existing caravan and cabin on a temporary basis during construction of new storage and welfare building, formation of new car park area and associated access routes and other associated works and levelling of mound at, **The Acreage, Coast Road, Wiveton**. It was **proposed & seconded** that we support this application, an **amended proposal** was made & seconded; that **we have no objection or additional comment**. The amended application was taken, and **agreed by all** and thus carried.*

- 8.10. Application no. **CL/17/2097** – application for Certificate of Lawfulness for existing use, for B&B accommodation at, **4 Queens Close, Blakeney**. It was **proposed & agreed** that we have no objection. (Two members abstained. They believed that factual evidence supporting the application was lacking. In particular they explained that in their opinion, NNDC should have provided a clear written report of the findings of the Enforcement Officers visit in August 2006, in order to be able to make a well informed decision this evening.)

PF = Full Planning Permission, PM = Planning Permission – Reserved Matters,  
LA = Alteration to Listed Building

## **9. FINANCE**

- 9.1. It was **proposed & agreed** that **Accounts** totalling £12,707.28 are to be paid.

- 9.2. **Clerk/RFO Report** - advised of the balances held and that BPC has received a grant from 'Locality' of £2,225 as applied for by ABZAG towards the first stage of the Neighbourhood Plan. This expenditure is reflected in the accounts just approved.

- 9.3. It was **proposed & agreed** that each of the seven applicants to the **Community Fund** receive an equal share of the fund, ie. £428 each. The recipients are; Blakeney Area Historical Society, Blakeney Scout Group Executive Council, Blakeney & District Scout Group, Blakeney Village Hall

Trust, Blakeney Bingo, Blakeney Conservation Duckpond & The Blakeney Channel Coastal Community Team.

**10. TRANSPORT/TRAFFIC RELATED ITEMS & REPRESENTATIVES ON OTHER BODIES**

- 10.1. Members received an update/report from our representatives on the **Blakeney Channel Coastal Community Team**, together with the minutes from the 19<sup>th</sup> December 2017 & 24<sup>th</sup> January 2018 meetings.
- 10.2. Members received an update/report from our representative, Cllr Rosemary Thew, from the **North Norfolk Town & Parish Forum** – minutes from 27<sup>th</sup> November 2017 and an additional update from January 2018, which advised of a most useful meeting with Officers from NNDC. This meeting discussed the two bodies working together, as well as; Second Homes Council Tax, Local Planning Concerns including change of use applications, Second Homes and B&B's. And finally the Kier contract with NNDC.
- 10.3. Representatives on the **Blakeney Neighbourhood Plan Steering Group** who had attended the initial meeting and public launch event explained that the group had a very good first meeting, elected Sam Curtis as Chairman and Helen Horabin as Minute Secretary. The launch event went well with around 100 people attending and participating. They noted that the younger element of the community (young families) were not well represented at the launch event and would hope to encourage them and second home owners to engage with the process and be part of it going forward.
- 10.4. It was ***proposed & agreed*** that our theme for the **Annual Parish Meeting** which is to be held on Thursday 15<sup>th</sup> March 2018 in the Village Hall, should be the production of The Blakeney Neighbourhood Plan. Our Consultant, Shaun Vincent from ABZAG has pencilled the date in his diary, and we should also ask Sam Curtis, Chairman of The Steering Group to say a few words. In addition to this we will invite the NNDC Conservation Area Officer given the review about to take place of this area.

**11. COUNCILLORS QUESTIONS** – There were none.

**12. CORRESPONDENCE**

- 12.1. Members were provided with a whole host of information with regard holding a **Summer Community Event** as agreed previously. It was ***proposed & agreed*** that we should ask the community if they would like to come forward and be involved in planning this, and to look to set up a working party. Our preferred date would be Sunday 19<sup>th</sup> August, and whilst we would like this to end up as a cost neutral event to the Parish Council, we are

prepared to set aside £2,000 in order to move it forward and book items. Without outside help, we feel that we may not be able to take this forward this year.

12.2. Members received working details on the setting up of a local **Volunteer Award Scheme** as agreed previously. With the following detail agreed; i) To be called the 'Outstanding Contribution to the Community Awards', ii) Serving members of the Parish Council are not eligible for the award, however, they are eligible to propose or second nominations, iii) Presentation will be made by the Chairman at an event to be announced, iv) The recipients will receive a framed certificate and a small gift of appreciation, which we would look for sponsorship for, and will therefore approach the local businesses.

12.3. It was ***proposed & agreed*** that we adopt the revised/updated **Freedom of Information Scheme** for Blakeney Parish Council, and note that it may need amending once more following the implementation of the revised General Data Protection Regulations.

12.4. A request had been received from the sole remaining Trustee, Mr Christopher Scargill, asking the Parish Council to consider formally adopting the **Kingsway footpath** onto the Parish Playing Field. It was ***proposed & agreed*** that whilst we are happy to consider this we will require further information and will undertake a site visit. We note that our Clerk has already requested further details and hence we will take this forward to our next meeting.

Meeting closed at 9.15pm.

Chairman \_\_\_\_\_