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Minutes of a virtual meeting of **Blakeney Parish Council** which was held on **Tuesday 6th April 2021** commencing at 7.00pm.

Present:- Rosemary Thew (Chairman), Jenny Girling (Vice-Chairman), Samantha Arlow, Jane Armstrong, Alban Donohoe, Barry Girling, Edward Hackford, Nigel Sutcliffe & Iain Wolfe.

Clerk:- Tracey Bayfield

Public:- 1

1. **Apologies for Absence** were accepted from Shirley Everett & Jess Tutt.
 2. **Declarations of Interest** from members – None received.
 3. **Resolved** that the **Minutes** of the Full Council Meeting held on Tuesday 2nd March 2021 are to be signed as a true record.
 4. **Chairman's Announcements** – None.
 5. **Reports from Police, County & District Councillors** –
 - 5.1. *Wells Safer Neighbourhood Police Team* – PC Jason Pegden – No report received.
 - 5.2. *County Councillor* - Dr. Marie Strong – No report received.
 - 5.3. *District Councillor* – There is now a vacancy for this position. BPC members stated how very sorry they were to hear of Karen Ward's resignation.
 6. **Open Public Session** – The public did not wish to speak.
- Cllr Alban Donohoe joined the meeting.*
7. **Planning** – PF = Full Planning Permission, PM = Planning Permission – Reserved Matters, LA = Alteration to Listed Building.

Planning Applications (ref. no's shown);

- 7.1. **PF/20/1347: Re-consulting** – *Proposal; Variation of condition 5 (Caravan occupancy period restrictions) to planning application ref: PF/19/0768 (Change of use of land (paddock) to enable the relocation of an existing static caravan business), to permit caravans to be occupied from 20 March to 2nd January in any one year for holiday occupation at, **Grimes Caravan Site, (Galley Hill House) Langham Road, Blakeney. Resolved – Object.** Our continued understanding is that the other caravan sites in the village, ie. Friary Farm and Galley Hill are not permitted to have site occupancy out of season. We consider this application to be of no benefit to the AONB (the aim of*

which is to conserve and enhance) and is therefore detrimental to the protection and conservation of the setting as per EN1 & EN2. This application goes against the very policies which afford this special area protection, including the Dark Night Skies Policy. The potential additional income which this application may bring to the village as mentioned in the application, does not outweigh our concerns, ie. it is not of significant value. Whilst landscape screening of this site is important, the intensification of this site is not appropriate and to allow this application would set a precedent that we do not wish to see.

- 7.2. **PF/21/0705 – Proposal; Two storey rear extension at, 26 Langham Road, Blakeney. Resolved – No objection.**
- 7.3. **PF/21/0746 – Proposal; Single storey extension to outbuilding at, Robin Lodge, 25 The Pastures, Blakeney. Resolved – No objection.**
- 7.4. **PO/20/1100: Re-consulting – Proposal; Construction of Farm Manager’s dwelling (outline planning permission – all matters reserved) at, Land to East of New Barn Farm, Saxlingham Road, Blakeney. Resolved – Object.** *We object to this application, which we feel would have a negative impact in this sensitive landscape, ie. ANOB (designed to conserve and enhance) and Blakeney Esker. Also of importance is the fact that this site sits within the Public Right of Way, known as Blakeney Bridleway no. 5. We note the other objections which have also been lodged previously, ie. by the NNDC Landscape Officer and Natural England, and would draw attention to their comments with which we agree. To allow this application would set a precedent that we would not wish to see.*
- 7.5. **PF/21/0692 – Proposal; Erection of one and a half storey detached dwelling (part retrospective) at, 8 Langham Road, Blakeney. Resolved – Object.** *Permission was only ever granted for a single storey dwelling, ie. a bungalow (PF/17/0581). The applicant appealed, and the appeal was recently dismissed by The Planning Inspectorate. We therefore request that the NNDC enforcement team take action to demolish the second (half) storey and return the property to a bungalow, in accordance to the plans for which permission was granted. This property is now incorrectly labelled as 8 Langham Road, it is in fact now named ‘The Hide’ (as per the house sign) and is in Queen’s Close. 8 Langham Road, is in fact the other property on the same site. The building does not enhance the area and the comments made by Blakeney Parish Council previously still stand and include; the gated entrance in particular is totally out of keeping and most hideous and should not be permitted, it is totally inappropriate with no semblance of being in sympathy with local vernacular style or materials, indeed the stone clad gate pillars are not shown on the drawings. The flood lighting is also inappropriate in an AONB and is*

frequently on throughout the night and the conditions as previously suggested by Norfolk Coast Partnership, in respect of lighting, should be supported and applied to both the property known as 8 Langham Road, and the new build referred to in this application, now known as 'The Hide', Queens Close.

- 7.6. **RV/21/0792** – Proposal; Variation of condition 2 (approved plans) of planning permission PF/21/0023 to allow for lowering of height of the building at, **The Coast House, Back Lane, Blakeney. Resolved – No objection.**
- 7.7. **Traffic Management Plan** for the '**Kimberley**', **New Road, Blakeney**, development. Members were in receipt of this updated document, and **resolved** to raise the following points/concerns; i) item no. 3.3.2. – we would prefer to see no obstruction during school times, ii) item no. 4.2.1. – we would ask where the waiting area outside of the village would be, iii) 5.3. – we have consistently and explicitly told the developer that parking (stopping) on the A149 would not be acceptable. As an aside, we would question if NCC are aware that the entrance to this site has been widened and thus part of the verge incorporated now within this development.
- 7.8. **PF/21/0810** – Proposal; Detached garage with room within roof space to front of dwelling; single storey rear extension to dwelling and external alterations including replacement windows and render and timber cladding finishes over external brickwork at, **Navestock, Cley Road, Blakeney. Resolved – Object.** We object to the garage/cart shed, which is in fact shown to be more of a standalone residential property. We would ask that if approval is given, that a condition is made that this building is not to be used for residential purposes.
- 7.9. **PF/21/0842** – Proposal; External alterations to dwelling including replacement of windows to rear with bi-fold doors and enlargement of rear dormer; enlargement of window opening in east elevation of detached annexe at, **Ruberry Cottage, Back Lane, Blakeney. Resolved – No objection.**
- 7.10. **PF/21/0865** – Proposal; Upgrading of vehicle access to Wiveton Road including new double entrance gates and reinstatement of single pedestrian gate within boundary wall to Wiveton Road at, **Woodpecker Cottage, 4 Wiveton Road, Blakeney. Resolved – Object.** Whilst we have no objection to most of this application we do object strongly to the need for a dropped kerb at the proposed pedestrian access point, which by virtue of a dropped kerb, would lessen the parking opportunities on Wiveton Road. We would refer officers to our comments with regard the previous application (PF/20/0491), in that parking is of great importance on this road, which is home to the village Primary School. Coaches also use this road for parking, rather than

trying to negotiate the narrower and unsuitable roads and car parks in the village, and indeed are encouraged to do so.

8. FINANCE

8.1. **Resolved** that the **Accounts** totalling £30,414.96 are approved.

8.2. **Clerk/RFO Report -**

- 'Darkside Running' had approached 'Norfolk Trails' to advise of their intention to start a small ultra-marathon off from Blakeney Quay (heading west along the Norfolk Coast Path towards Morston and beyond) on the 12th June 2021 starting at 2:30pm. Expected to be 40 – 50 runners and the race start may be a rolling start to avoid any gathering/congestion of people. **Resolved** that we ask to see the Event 'Covid Risk' Management Plan and ask if this event has been considered by the NNDC Safety Advisory Group. We question why this event is taking place ahead of the 21st June, given the 'Covid roadmap' and the narrowness of these popular public footpaths.
- Our application to the Norfolk County Council 'Parish Partnership Award Scheme' for £1,500 (to be match funded) for improved traffic management signage, via a simple Westgate Street/egress route signing review was successful, and the project will be allocated to a designer at NCC to put into their programme of work, and then they should be able to provide us with a timescale. Our thanks to NCC, Marie Strong (County Cllr) and Steve White (Highways Engineer) for their continued support.

8.3. **Resolved** that we rename the Finance Committee to 'Finance & Governance Committee' in order to include the routine review of various policies and governing documents, such as Standing Orders, Financial Regulations, Risk Assessment etc.

8.4. **Resolved** that we undertake the financial **Year End 2021 closedown** via RBS Accounts software providers.

8.5. **Resolved** that we add the draft **BPC 4 Year Strategy** covering 2021 to 2025 to the agenda of the newly formed Finance & Governance Committee to review.

8.6. **Resolved** to install 2 additional wooden **Pedestrian Posts** at the other pedestrian access point by the toilet block in the village hall car park.

8.7. **Resolved** that we have agreed to ratify the decision to order the **Defibrillator** for placement outside of the Parish Office.

- 8.8. **Resolved** that we have agreed to ratify the decision to proceed with the upgrade of the **Coronation Car Park** P&D machine & to confirm which i) Payment Service Provider (PSP) either 'Till Payments' previously known as Simple Pay, or 'Six Card' (in conjunction with 3C) but the final decision to be discussed and agreed by the Clerk after further investigation/discussions with Iain Wolfe & it is agreed that we do not require the 'Smartfolio' option.

9. Reports from Representatives on Other Committees/Groups

9.1. **Committee/Rep Reports** – updates were received as follows;

- Electric Vehicle Charge Points – Blakeney Garage (EH) – Options are being considered to place charging points in the Village Hall Car Park and a full detailed report is due to be received for further consideration.
- Blakeney Traffic Matters Working Group – (NS) – There are a number of actions to be undertaken from our last meeting, which involve some research and then further discussion by the group, which in turn will make recommendations to Full Council.
- Dinghy Park Committee – (A/D) – The park was prepped ahead of the new season, with a new larger area for kayaks. The terms of reference for the committee will shortly need to be reviewed by BPC due to an increase in numbers.

10. COUNCILLORS QUESTIONS - Received in advance from Cllr Jane Armstrong.

- i) Please could you update the councillors again at the April meeting with reference to the BMX track repairs and whether they are still expected to be carried out in April?

Clerk – Awaiting confirmation of the exact date for commencement of work from Denny's Construction, but they have confirmed that it on the board for this month.

11. CORRESPONDENCE

- 11.1. **Resolved** that in principle we are happy with the 2021 dates for the visit of **Gray's Funfair**, (17th August, departing on the 22nd August) however the visit would have to be compliant with the Government Covid Guidelines at the time which govern travelling funfairs, and they would need to provide BPC with their 'Covid Risk Assessment Management Plan' for consideration in July, when we would review the scenario ahead of any visit.

The Clerk advised that a 'Covid Risk Assessment Management Plan' would need to be submitted by any group wanting to hold a function on Parish Council owned land,

this would include the Regatta Committee, if they wish to seek permission for the Rural Sports on the Village Playing Field, taking into account the guidance at the time.

- 11.2. **Resolved** to form a Working Group to take forward the **Heritage Boards** project; Alban, Iain, Rosemary & Barry volunteered for this.
- 11.3. **Resolved** to obtain quote(s) to cut a trod/footpath into either the east or the west verge of **Langham Road** from the end of Harbour Way so far as the start of the bridleway to 'Kettle Hill'.
- 11.4. **Resolved** to approach NCC to ask for the widening of the **trod/footpath by the Duckpond/Manor Hotel**, in order for safe access wheelchairs etc.
- 11.5. **Resolved** that we accept the Public Space Protection Orders (PSPSs) Review & Consultation: **Dog Restrictions** on Beaches, Promenades and Wider District from NNDC. We note that Blakeney had a sign erected on The Quay sometime within the last 12 months or so, and would like confirmation that it is in line with these restrictions.

12. Confidential Business – Exclusion of the Press & Public

Due to the confidential nature of the business about to be transacted (detailed below) it is proposed that the press and public are now excluded and they are instructed to withdraw. (Admission to Meeting Act (Public Bodies) 1960.)

No public were present.

- 12.1. **Resolved** that a number of property addresses were agreed which we feel should be contacted with regard our **Dark Skies Policy** in order to further inform where we have concerns.
- 12.2. **Resolved** that in order to protect our staff, members and individual members of the public, any concerns over possible **Planning Breaches** made to the Clerk or an individual Cllr will be brought to the attention of the Parish Council under the confidential section of the agenda for us to collectively consider whether they should be forwarded to NNDC for their consideration, ie. BPC will be the reporting body. (BPC will not determine whether or not there is a breach, that role belongs to NNDC).

Concerns over tree planting on agricultural land on a field on Morston Road, have been brought to our attention, and we will forward these concerns on to NNDC for them to address.

- 12.3. **Resolved** that we determine if the proposed meeting between Ed Mumford-Smith, John Seymour and Rosemary Thew with NNDC is to

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still proceed. We have concerns over 1 bedroom properties in the long term when considering the housing need in association with **Broadland Housing Association & Blakeney Neighbourhood Housing Society** and some reservations over whether there is a need for a possible development on the Former School Field in light of the BLA04 site.

For information only; NNDC Planning Decisions or Updates, or any Planning Inspectorate Appeals since our last meeting; available on NNDC website.

PF/21/0099 – Bramley Cottage, Coronation Lane – Approved with conditions as per BPC recommendation.

Meeting closed at 10.16pm.

Chairman _____