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Minutes of a meeting of **Blakeney Parish Council** which was held on **Tuesday 6<sup>th</sup> July 2021** in **The Scout Hut**.

Present:- Rosemary Thew (Chairman), Jenny Girling (Vice-Chairman), Jane Armstrong, Alban Donohoe, Shirley Everett, Edward Hackford, Nigel Sutcliffe & Jess Tutt. Also District Cllr Victoria Holliday.

Clerk:- Tracey Bayfield

Public:- 5

**1. Apologies for Absence** were ***accepted*** from; Samantha Arlow & Barry Girling, also County Cllr Michael Dalby.

**2. Declarations of Interest** from members –

- *Jess Tutt – 11.1. **Pecuniary Interest** – as a personal request.*
- *Edward Hackford – 7.8. **Personal Interest** – as I know the applicant well.*
- *Shirley Everett – 7.6. – **Pecuniary Interest** – as a near neighbour.*

**3. Resolved** that the **Minutes** of the Full Council Meeting held on Tuesday 1<sup>st</sup> June 2021 are signed as a true record. Cllr Jane Armstrong requested a recorded vote; those in favour; Rosemary Thew, Jenny Girling, Shirley Everett & Nigel Sutcliffe. Against; Jane Armstrong, Alban Donohoe, Edward Hackford & Jess Tutt. The minutes were resolved; via the Chairman's casting vote.

*(This was with regard item no. 11.2. The MacMillan Mighty Hike 2022 and the subsequent fee offered, which some members believed, they had agreed to not accept. The Clerk/RFO had recommended that such a decision, without having considered the budget for the next financial year, was not well founded and as RFO had no option but to recommend to the council that they accept the fee, set aside for such events, and possibly consider any grant back to the organisation in said financial year. It was therefore resolved to accept the Clerk/RFO recommendation.)*

**4. There were no Chairman's Announcements.**

**5. Reports from Police, County & District Councillors –**

5.1. *Wells Safer Neighbourhood Police Team – PC Jason Pegden – No report received.*

5.2. *County Councillor – Michael Dalby had sent a generic report, nothing Blakeney specific.*

5.3. *District Councillor (Coastal Ward) – Victoria Holliday gave the following report;*

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The Coastal Partnership East has been awarded £8.5 million to look at coastal adaptation.

The relocation and build of the Wells new life boat house is progressing well with completion and delivery of the new Shannon lifeboat expected next summer.

There should be 183 affordable homes coming on stream in 21/22: this includes 66 new affordable flats with extra care and in-house facilities in Fakenham. 29 of our care workers are participating in NCCs 'Developing Skills in Health and Social Care' project.

Environmental Protection Rangers have installed 'Dog control' signage across the district and are patrolling areas where there have been complaints of irresponsible dog ownership.

A 'safer seals' campaign has been launched to protect these iconic animals from frizbees and dogs.

New subscriptions to brown garden bins aren't being accepted for the moment until a new supply is received.

We hope Environmental Services will keep up with the expected influx of visitors to our villages and towns and the attendant litter. Parking is already an issue and Highways have provided us with traffic cones to try and control pinch points.

Work has started on replacing the public loos in Wells and Fakenham, initially with modular buildings, but to be replaced by on site building starting in autumn.

A missed bins webform is now available on the website. This links directly with the waste contractor.

It's been a busy start to my term as your elected member with work in your parishes. Do get in touch with me if you have any issues within the District Council's control.

### **6. Open Public Session – 4 members of the public spoke.**

- *With regard item no. 11.1. on the agenda; we are asking please for sole use of Mariners Hill for a maximum of 2 hours over the weekend of The Party on The Pastures 2022, for a small private wedding ceremony, and we would take care of everything. The legal aspect of the marriage will have already taken place.*
- *With regard item no. 7.6. on the agenda, development of Storage Barn (on agricultural field), Morston Road and the creation of a rare chalk grassland, I am here as the Land Agent on behalf of the applicant, providing you with details of the proposal, which is a repeat of the previous*

*application. We see this as enhancing the AONB and as a benefit, with the rare chalk grassland, being grazed in perpetuity. The tree lined planting which has taken place, has been done in order to screen each side of the proposed project.*

- As a full time long standing permanent resident, I am strongly against item no. 7.6 on the agenda, ie. the development of the Storage Barn (on agricultural field), Morston Road. This open field and the area is a visual amenity to the village, and even our local MP Duncan Baker, made a statement about the extensive and beautiful view across the arable field, which was used in part of his campaign. It was very sad to see this historic open field planted up earlier this year. I believe this field should be treasured and not developed for aesthetic profit. It is an agricultural field in a very special location.*
- As a full time permanent resident, I too am strongly opposed item no. 7.6 on the agenda, ie. the development of the Storage Barn (on agricultural field), Morston Road. The tree planting on the historic open site came as a complete surprise and the proposal to convert the barn, which in reality is an old shed, could be seen as a precursor to further development on this site. The term 'visual amenity' is key here and this in turn enhances the spirit of wellbeing to the community.*

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

**Planning Applications** (ref. no's shown); (Item no. 7.6. was in fact moved and taken first on the evening.)

- 7.1. PF/21/0348** – *Proposal; Demolition of part of dwelling; two storey side and front extension, first floor roof terrace with external stair to existing single storey extension; other external alterations including insertion of rooflights at, **Galley Hill House, Langham Road.** First time round, we objected, and last time we agreed, 'no objection subject to the removal of development rights'. District Cllr Victoria Holliday advised BPC that preventing further Permitted Development (as per the Parish Councils previous comments) was not possible. It was therefore **Resolved – No objection.***
- 7.2. PF/21/1135** – *Proposal; Replacement of Crittall frame windows with timber frame sash to match existing; rooflights to side and rear; oak framed porch to rear; replacement roof with increased ridge height and pitch at, **Hope Cottage, 60 High Street, Blakeney.** **Resolved – No objection.***
- 7.3. PF/21/1425** – *Proposal; Demolish existing studio and replace with proposed new studio (Consent for PF/17/0653 lapsed) at, **Southdown***

**Cottage, The Downs, Blakeney. Resolved – to defer this item, and request that the site notice be placed on Langham Road, at the entrance to Kettle Hill. We would also ask for confirmation of the materials to be used.**

- 7.4. **PO/21/1419 – Outline planning application for detached single-storey dwelling (All matters reserved except for access) at, Charnwood, Pintail Drive, Blakeney. Resolved – Object – This is both infill and overdevelopment and goes wholly against our emerging Neighbourhood Plan. We have noted the concerns raised by other objectors, which include concerns over a restrictive covenant on the land also.**
- 7.5. **PF/21/1511 & LA/21/1512 – First floor extension to Residential Annexe at, 39 High Street, Blakeney. Resolved – Object – This is very small site (known as Dinky Cottage) and we consider this to be overdevelopment. We are also very concerned about the impact this would have on neighbouring properties and note the objections including those by Highways.**

*Cllr Shirley Everett left the meeting for the following item.*

- 7.6. **PF/21/1524 – Change of use and extension to existing storage barn to form new dwelling and enable rare chalk grassland creation system at, Storage Barn, (on agricultural field) Morston Road, Blakeney. Resolved – Strongly object to this resubmitted application for the same reasons as before, (previous comments copied below for ease of reference), when NNDC refused the application. This proposal goes against all policies in the Local Development Plan and the AONB. We also note and support the other objections already lodged, which include a strong objection from The Ramblers Association.**

***Our previous comments therefore still stand; OBJECT strongly to this application. There is absolutely no need for a domestic building to be built in order to develop one field for agricultural purposes.***

***Policy H09 Conversion & re-use of Rural Building as Dwellings states that the reuse of a rural building as a dwelling applies to suitably constructed buildings only. We would argue that this building does not comply with this statement, as it would likely require demolition or at the very least, substantial rebuilding. As it stands it blends nicely into the landscape.***

***Policy EN1 Norfolk Coast AONB states that high priority is given to the protection, conservation and enhancement of this landscape character, and that new development should sustain or***

*create landscapes with a strong sense of place and local identity. We do not consider that this new and extended residential dwelling meets the criteria. The only gain will be a financial one to the applicant, and will come at a visual loss to the wider community.*

*Policy EN3 Undeveloped Coast states that residential development that is considered important to the well-being of the coastal community will be permitted where it replaces that which is threatened by coastal erosion. This residential development clearly does not comply with this policy.*

*Policy SS2 Development in the Countryside states that development will be limited to that which requires a rural location and is for one or more reasons (it lists 18) and that proposals which do not accord with the list will not be permitted. We do not consider that a new extended residential dwelling meets the criteria*

- 7.7. **PF/21/1572** – Alterations to attached garage to facilitate use as habitable space at, **Robin Lodge, 25 The Pastures, Blakeney. Resolved – No objection.**
- 7.8. **PF/21/1648** – Erection of single storey rear extension, first floor bathroom extension and internal alterations at, **The Hidden House, 123 High Street, Blakeney. Resolved – No objection.**
- 7.9. **RV/21/1450** – Variation of Condition 2 of planning ref: PF/14/1658 (AND nma2/14/1658) to allow for design changes to Plot 2 including enlargement of front and rear additions, elevation changes, amended garage elevations and first floor storage area above at, **Land West of Poppyland, Plot 2, Back Lane, Blakeney. Resolved – No objection.**
- 7.10. **PF/21/1781** – Demolition of dwelling and erection of replacement dwelling at, **Tremor, 13 Morston Road, Blakeney. Resolved – No objection.**

## **8. FINANCE**

- 8.1. **Resolved** that the **Accounts** totalling £21,696.63 are approved and paid.
- 8.2. **Clerk/RFO Report** – Carnser Car Park and Coronation Car Park figures reported along with cashbook balances held. Members were advised that the first quarter internal audit had today been undertaken. Sheila's Way hedge cutting; CGM have made arrangements for this to happen imminently. Positive feedback had been received with regard

our join *Dark Skies Policy*. The Scout Group have now provided us with a signed copy of their *Constitution*.

- 8.3. **Resolved** to accept the quote for repair work to **Basket Swing** on playing field.
- 8.4. **Resolved** that the Clerk seeks additional quotes for how best to protect the new **Street Light** in the village hall car park from vehicle damage, ie. steel/metal posts, nothing wooden.
- 8.5. **Resolved** to accept and sign the agreement for the operation of the **Carnser Car Park** between BPC & The National Trust.
- 8.6. **Resolved** to ask the Clerk to obtain quotes for a much thicker/more robust wooden fence to replace the current one in **Coronation Car Park** and then maybe consider planting around it also.

## **9. Reports from Representatives on Other Committees/Groups;**

**Party on The Pastures Committee** – RT reported that a scaled down event would take place on Sunday 22<sup>nd</sup> August 2021.

**Traffic Matters Working Group** – NS brought the following items forward as recommendations from the group for the consideration of the Full Council;

- i) **Resolved** that BPC are supportive of trying to obtain a 20mph limit on; Langham Road, Wiveton Road and Saxlingham Road.
- ii) **Resolved** that BPC are supportive of the setting up of a Community Speedwatch Group and it would be ideal if it could be done as a team effort, encouraging say, Langham, Morston and Cley to also to participate.
- iii) **Resolved** that BPC are supportive of sending out our final Traffic Consultation questionnaire to all those with voting rights in the parish, ie. those on the electoral roll for Blakeney only.
- iv) **Resolved** that BPC are supportive of banning motorhomes/caravans of all sizes from parking on the Carnser Car Park and will liaise with The National Trust.
- v) **Resolved** that BPC are supportive of going out to consultation with the charges and permit schemes as recommend by the group, when we are ready.

**10. COUNCILLORS QUESTIONS** - The following questions have been received from Cllr Jane Armstrong;

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10.1. Having looked at the papers you provided at the meeting last week (June PC meeting), there are a few numbers that I don't understand and I would appreciate it if you could help me understand how they are derived:

Firstly, the car park income numbers (for both 2019-20 and 2020-21) on the "Working details for Annual Return - year ended 31 March 2021" are different

from those on the RFO monthly report to 31/3/21, received on 4th June. How do these relate to one another?

*The RFO monthly report only includes the figures reported by The National Trust which have either gone through the P&D machine or the contactless payment machine.*

10.2. Secondly, the "Journal reprint", Journal 175, I think, is showing a reversal of the prepayment of rates from the year ending March '20 to April '20. My understanding was that this would have reduced the Creditors for the year ending March '20, but it doesn't seem to have done. Or am I reading it wrong? (The Balance Sheet still shows Creditors for 31/3/20 as £18,254).

*The final year-end figures have been completed by RBS Accounting and signed off by our Internal Auditor and are now out with the External Auditor. No further action.*

10.3. Also, as per my request at the April meeting, please could you forward the play inspection reports for 2020 and 2021 to date. (I'm assuming these were sent to you electronically?)

**Resolved** by Council to forward these reports.

10.4. Maintenance of hedge and verge between New Road and Sheila's Way - To consider exactly what action can be taken in the short term and the longer term. In the short term to trim back this length of hedging and verge so that people can walk along Sheila's Way and traffic can use New Road without straying over the white line. In the longer term to ensure the hedge is returned to its original width over the winter.

*An update was included in the Clerks report earlier.*

10.5. Please could you explain the position with the basket swing (taped up since, I think 1<sup>st</sup> June) which was new earlier this year? Has one of the reports identified a fault with this?

*An update was included in the Clerks report earlier.*

## **11. CORRESPONDENCE**

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- 11.1. **Resolved** to approve the request to hold a marriage ceremony on **Mariner's Hill** in August 2022.
- 11.2. **Resolved** to ask our Events Committee if they would be happy to undertake an event to mark the **Queen's Platinum Jubilee** in June 2022 on our behalf.
- 11.3. **Resolved** that we write to the owner of Far House, asking if they have any plans with regard the upkeep of **Coronation Lane** now that we have ascertained that the legal ownership and responsibility lies with just two properties, 'Far House' & 'Clogstoun House'.
- 11.4. **Resolved** that we agree to support the **Armed Forces Covenant Pledge** in principle, but do not feel the need to sign up, as many of the requirements already are in place in the parish.
- 11.5. **Resolved** to place the **NCC Parish Partnership Scheme**; (deadline for submission of application(s) is 10<sup>th</sup> December 2021) on the September agenda, but possible items include, i) works to entrance at overflow car park on Langham Road and ii) the installation of a live vehicle information sign (notifying all coast road traffic, that the quayside car park is full etc), more ideas may follow.
- 11.6. Members noted the invite to attend the special session being held for Parish & Town Councils regarding the **Norfolk Community Safety Partnership Consultation**.

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

**PF/21/1005 – Saltmarsh, 18 Morston Road – Refused**

**RV/21/0865 – Woodpecker Cottage, 4 Wiveton Road – Granted**

**PF21/1025 – The Brecks, Bilsey Road – Granted**

**LA/21/1029 – Anchor Gift Shop, 35 High Street – Granted**

**PF/21/0944 – Land East of 21 Queens Close – Withdrawn**

**PF/21/0226 – Red House, The Quay – Granted**

**PF/21/0842 – Ruberry Cottage, Back Lane - Granted**

*Meeting closed at 9.30pm.*

Chairman