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Minutes of a meeting of **Blakeney Parish Council** which was held on **Tuesday 3<sup>rd</sup> February 2026** in **The Parish Room**, commencing at 6:30pm.

Present:- Rosemary Thew (Chairman), Nigel Sutcliffe (Vice-Chairman), Shirley Everett, Alban Donohoe, Mike Reed, Jenny Girling, Barry Girling, Willie Weston & Iain Wolfe.

Clerk:- Tracey Bayfield

Public:- 4

Did not attend:- 0

**1. Apologies** for absence were **approved** from; Samantha Arlow & Judy Pegden.

**2. Declarations of Interest or requests for dispensations** from members;

- *Cllr Nigel Sutcliffe – Pecuniary interest in item no. 7.1. as the proposed development sits immediately adjacent my boundary.*
- *Cllr Nigel Sutcliffe – Personal interest in item no. 7.2. as the applicants are friends.*
- *Cllr Mike Reed – Personal interest in item no. 7.2. as the applicants are friends.*

**3. Resolved** that the **Minutes** of The Full Council Meeting held on Tuesday 13<sup>th</sup> January 2026 are signed as a true record.

**4. Chairman's Announcements** – None.

**5. Reports from County & District Councillors;**

5.1. *County Councillor* – Michael Dalby had sent a report in advance.

5.2. *District Councillor* – Victoria Holliday had sent a report in advance and gave additional verbal updates.

*Cllr Iain Wolfe arrived.*

**6. Open Public Session –**

- *William Page & Rob Snowling from 'Pigeon' – explained that the planning application no. PO/25/2837, Residential development of 30 dwellings (including affordable housing), amenity space, landscaping and all associated infrastructure and works (outline with details of access only, all other matters reserved), will be followed by a full reserved matters application if approved, and that it will have to be in line with the Blakeney Neighbourhood Plan document, in particular the principle on second homes.*

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- *Cllr Nigel Sutcliffe – outlined his objections to planning application no. PO/25/2837 – Residential development of 30 dwellings etc, Land West of Langham Road, Blakeney.*
- *A resident stated their and their families' objections to planning applications no. PF/25/2542 & LA/25/2543 (item no. 7.2. on this agenda) Quay Barn, 6 The Quay, Blakeney, as per objections already submitted to NNDC.*

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

*Cllr Nigel Sutcliffe withdrew from the meeting.*

**7.1. PO/25/2837 – Proposal; Residential development of 30 dwellings (including affordable housing), amenity space, landscaping and all associated infrastructure and works (outline with details of access only, all other matters reserved), Land West of Langham Road, Blakeney.**

**Resolved:** The Parish Council **objects** to the proposal on the following grounds:

- i) The proposal conflicts with the adopted Blakeney Neighbourhood Plan. While the Council notes the existence of a newly adopted Local Plan, planning applications should continue to be determined in accordance with the adopted Neighbourhood Plan also.
- ii) Concern that the development could contribute to an increase in second homes, which is contrary to local housing objectives.
- iii) Outstanding concerns remain regarding water supply and drainage infrastructure.
- iv) Highway safety concerns relating to the proposed access onto Langham Road, at a point where vehicle speeds are considered to be excessive.
- v) The Parish Council objects to the access road being routed across a greenfield site at the rear of Harbour Way, which would result in additional noise, disturbance, and pollution for existing residents.
- vi) Concern is raised regarding a spur leading towards a hedge on Morston Road, as there is a risk that pedestrians may create informal access through the hedge, leading directly onto a road carrying fast-moving traffic.
- vii) The Parish Council does not consider the proposed development to represent sustainable development in this location, having regard to infrastructure, highway safety, and settlement form.
- viii) The Parish Council does not consider that Blakeney requires a further 30 dwellings, and the proposal does not demonstrate a clear and justified local housing need.

Members noted that a number of public objections have already been submitted on the NNDC planning portal.

*Cllr Nigel Sutcliffe rejoined the meeting.*

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Should the application be approved, Blakeney Parish Council requests that a condition be imposed to ensure that the full provision of affordable housing is delivered and not reduced, and that affordable units are constructed at an early stage of the development.

In addition, and notwithstanding any decision made by NNDC, Blakeney Parish Council submits its own request for a Section 106 agreement to include contributions towards: i) pedestrian footpath improvements; ii) dog and litter bin provision; iii) cycle infrastructure; iv) children's play equipment; v) a community noticeboard & vi) bench seating.

This request is in addition to any Section 106 requirements sought by NNDC.

**7.2. PF/25/2542 – Proposal; Dormer extension to west elevation of dwelling with first floor balcony to north side at, Quay Barn, 6 The Quay, Blakeney.**

**Resolved:** The Parish Council **objects** to the dormer windows and balcony on the following grounds:

- i) The proposal would result in harmful overlooking of the neighbouring property at No. 8 The Quay, leading to an unacceptable loss of residential amenity, contrary to policies relating to neighbour amenity and the protection of privacy.
- ii) The introduction of a first-floor balcony is likely to give rise to increased noise and disturbance, which would further harm the living conditions of adjoining occupiers.
- iii) The Parish Council considers that the scale, form and design of the dormer windows and balcony would detract from the character and appearance of this listed, host building and would cause harm to the setting of nearby listed buildings, failing to preserve or enhance the historic environment.
- iv) Concerns are raised regarding the proposed glazing and associated lighting impacts, which are considered contrary to local dark skies objectives and policies seeking to minimise light pollution.
- v) Taken as a whole, the development is considered to represent an overdevelopment of the site, resulting in an unduly intrusive form of development that fails to respect the character of the area and the amenity of neighbouring properties.

**7.3. LA/25/2543 – Proposal; Internal & external works to facilitate extension and alterations to dwelling at, Quay Barn, 6 The Quay, Blakeney.**

**Resolved:** The Parish Council **objects** for the reasons as listed above for application no. PF/25/2542.

**7.4. PA/26/0079 – Proposal; Notification of whether prior approval is required for smart metering Omni at 13.45m mean mounted on 12m high pole (total height 14.70m), 1 no. smart metering GPS antenna at 12m on pole & 1 no. smart metering**

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*omni antenna at 4.19m on pole, and associated metering equipment at, **Sewage Pumping Station, Morston Road, Blakeney.***

**Resolved:** Blakeney Parish Council objects to the current proposed location for the installation. The information provided is inconsistent, referencing two different structure heights, which raises concerns over its accuracy. The Council believes that the installation at the proposed site would have a detrimental visual impact within the Area of Outstanding Natural Beauty (AONB).

7.5. **Resolved** to place the discussion regarding any response to the **National Planning Policy Framework Consultation** (proposed reforms and other changes to the planning system) to our March agenda.

## **8. FINANCE**

8.1. **Resolved** that the **Accounts** totalling £12,027.43 are to be paid.

8.2. **Clerk/RFO Report –**

- The '**Notice of Conclusion of Audit for year ended 31<sup>st</sup> March 2025**' has been received and actioned.
- Butcher Andrews (B.A.) Solicitors have confirmed that completion of the 'Transfer' will transfer the property (Blakeney War Memorial Cottages) from Blakeney Parish Council to the Trustees of **The Blakeney War Memorial Cottages Trust**. B.A. will then provide the dated TR1 to the Trustees Solicitor for them to then make an application to the Land Registry to update the Title Register in this regard.

8.3. **Resolved** to reject the proposed invoice to the **War Memorial Cottages Trust** as agreed and recommended by the Finance Committee and instead to issue an invoice for £1,000.

8.4. **Resolved** to accept the recommendation from the H.R. & Finance Committee to request the sum of £75,000 from NNDC as the **2026/27 Precept** figure.

8.5. **Resolved** that Blakeney Parish Council commissions a **Whole Council Training Session on H.R. & Employment Matters**, to be delivered as soon as practicable by the NPTS-recommended trainer Jamie Corrigan (HR Governance & Support), in accordance with the recommendation of the Clerk.

The Council expressed a preference for the training to take place during the week commencing **9 March 2026**, in order to take advantage of the reduced rate, or on the next available suitable date if this is not possible.

**Members confirming attendance:** Mike Reed, Alban Donohoe, Iain Wolfe, Rosemary Thew, Nigel Sutcliffe, Shirley Everett.

**Members confirming non-attendance:** Jenny Girling, Barry Girling, Willie Weston.

8.6. **Resolved** to appoint **Online Playgrounds** to continue undertaking our operational inspection and risk assessments and the annual inspection with regard our play areas.

8.7. **Resolved** to accept the donation figure to be fixed at a sum of £1,600 for the next 3 years as per the request from **Threshold Sports**.

**9. Written Reports from Representatives on Other Committees/Groups** which have met recently if applicable;

- **Blakeney Dinghy Park Joint Management Committee** – RT: Verbal update given. The draft minutes are now available.
- **Blakeney Village Hall Trust** – The official minutes had been circulated to members.

**10. COUNCILLORS QUESTIONS** – None.

**11. CORRESPONDENCE**

11.1. **Resolved** that Blakeney Parish Council invites **Peter Nicholson**, General Manager (National Trust), to attend the **Annual Parish Meeting** to outline the National Trust's local aspirations and strategic aims for Blakeney going forward; invites **David Glason**, Assistant Director of Planning (North Norfolk District Council), to explain the rationale for recent and proposed development in Blakeney, including the number of new homes the village is expected to accommodate, in response to significant local concern; and requests **Steve Blatch** (North Norfolk District Council) to provide an update on Local Government Reorganisation/unitary authority proposals.

11.2. **Resolved** to grant a request from a parishioner to scatter **Ashes on the Playing Field** in line with guidance received.

11.3. **Resolved** that the Clerk and Cllr Mike Reed will attend the **Right to Play Event** being held on Friday 6<sup>th</sup> March at Thursford regarding accessible play areas for children on behalf of the Parish Council.

11.4. **Resolved** to note, the **NNDC Car Park Charges** consultation.

*Meeting closed at 8:25pm*

Chairman \_\_\_\_\_