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Minutes of a meeting of **Blakeney Parish Council** which was held on **Tuesday 4th August 2026** in **The Parish Office/Parish Room** commencing at 7:00pm.

Present:- Rosemary Thew (Chairman), Alban Donohoe, Jenny Girling, Judy Pegden & Mike Reed.

Clerk:- Tracey Bayfield

Public:- 0

Did not attend:- Iain Wolfe

1. Apologies for absence were ***accepted*** from; Nigel Sutcliffe, Samantha Arlow, Shirley Everett, Barry Girling & Willie Weston.

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

- *Agenda item 11.3. – Mike Reed – Tenant of cottage*
- *Agenda item 11.4. – Mike Reed – Relative rents from Blakeney Neighbourhood Housing Society*

3. Resolved that the **Minutes** of the Full Council Meeting held on Tuesday 7th July 2026 are signed as a true record.

4. Chairman's Announcements – None.

5. Reports from County & District Councillors;

5.1. *County Councillor* – Victoria Holliday had submitted various reports in advance.

5.2. *District Councillor* – Victoria Holliday had submitted a report in advance. Along with the BPC Chairman, meeting with the owners of 'Agar Farm' tomorrow.

6. Open Public Session – None.

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

7.1. **LA/26/1447** – *Proposal; Internal works to include renovation and thermal upgrade (part retention) at, 15 High Street, Blakeney. Resolved* – No objection.

7.2. **PF/26/1007** – *Proposal; Demolition of porch and erection of replacement porch, installation of replacement timber double-glazed windows, and installation of air source heat pump, 15 High Street, Blakeney. Resolved* – No objection.

7.3. **LA/26/1008** – *Proposal; Demolition of porch and erection of replacement porch, installation of replacement timber double-glazed windows, and installation of air source heat pump at, 15 High Street, Blakeney. Resolved* – No objection.

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7.4. **PF/26/1505 & LA/26/1506** – *Proposal; Regularisation of Re-construction of Outbuilding that was in a state of disrepair at, 4 Mariners Hill, Blakeney.* **Resolved** – No objection.

7.5. **PF/26/0255** – *Proposal; Erection of single-storey dwelling with accommodation in roof space, new access and parking/turning area at, Briar Cottage, 62 Morston Road, Blakeney.* **Resolved** – **Object** for the following reasons; Overdevelopment of the site, harmful to the AONB, it is a two-storey dwelling (not one), breaches policies 6, 7 & 8 of the Blakeney Neighbourhood Plan, still overlooks the site opposite, is overbearing in terms of scale, height and mass, and the design is out of keeping, ie. a large amount of red brick.

7.6. **Resolved** to respond as follows to the **Norfolk Coast National Landscape Management Plan 2025-30: Norfolk Coast Consultation.**

Blakeney Parish Council welcomes the Norfolk Coast National Landscape Management Plan 2025–30 and supports its overall aims to protect and enhance the coast while enabling communities, businesses and visitors to play an active part in its future. The Council particularly notes the emphasis on partnership working, nature recovery, climate resilience, sustainable planning and the importance of local communities.

The Parish Council supports the Plan's recognition that development should be responsive to landscape character, dark skies, heritage and biodiversity, and that visitor pressure must be managed sustainably. We also welcome the focus on community wellbeing, local engagement and practical action.

For Blakeney, the Council would wish to see particular attention given to:

- protecting the special qualities of the coast and surrounding landscape;
- ensuring any development is appropriately scaled, sited and designed;
- supporting measures that reduce traffic, parking pressure and visitor impacts;
- strengthening nature recovery and climate adaptation measures;
- maintaining transparent, constructive engagement with parish councils and local communities.

The Council would be pleased to continue engaging with the Norfolk Coast Partnership and relevant planning authorities as supporting action plans are developed.

7.7. **Resolved** to respond as follows to the **North Norfolk Local Plan Scoping Consultation & Further Call for Sites (03)** – The **consultation** runs from midday Monday 20th July to 5pm on Monday 31st August 2026.

- Blakeney Parish Council welcomes the opportunity to comment on the North Norfolk Local Plan Review Scoping Consultation.

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- The Parish Council supports the preparation of an up-to-date Local Plan, but considers that the district's exceptional environmental constraints, including the Norfolk Coast National Landscape, coastal erosion risk, flood risk and infrastructure limitations, mean that growth must be carefully managed and genuinely sustainable.
- In our view, the key priorities for the new Local Plan should include protecting and enhancing the coast, landscape, biodiversity and heritage; responding to climate change; managing water supply and wastewater capacity; and ensuring that any housing delivered is appropriate to local need, including affordable and specialist homes for older residents.
- Blakeney Parish Council does not support large-scale growth in rural coastal villages. Any development in or around Blakeney should remain modest in scale, well designed, and proven to be compatible with the village character, landscape setting, traffic conditions and infrastructure capacity.
- The Council should recognise that development in coastal settlements can intensify parking pressure, traffic congestion, and infrastructure strain, adding to the parking issues that we already have in the village, especially at peak holiday times, but also there are growing concerns over lack of parking for permanent residential properties, with more and more vehicles parking on the roads and pavements, double yellow lines making no difference. These issues should be fully assessed before any allocations are made.
- We would support a spatial strategy that focuses the majority of growth in the most sustainable settlements, while limiting development in the most constrained rural and coastal locations.
- If sites are brought forward through the Call for Sites process, Blakeney Parish Council would expect them to be assessed transparently against deliverability, landscape sensitivity, flood/coastal risk, biodiversity, access, parking and infrastructure capacity. Note that when we were designated as a 'Growth/Service village' we had a Doctors Surgery, which has since closed permanently. We also wish to point out, that the public transport does not allow for workers in particular to access the neighbouring towns during the core working times, ie. getting back to Blakeney at the end of the normal work day, year-round, is near impossible via public transport.

- Overall, the Parish Council seeks a Local Plan that protects Blakeney's distinctiveness while meeting genuine local needs in a proportionate and sustainable way.

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8. FINANCE

- 8.1. **Resolved** that the **Accounts** totalling £13,335.70 are approved for payment.
- 8.2. **Clerk/RFO Report – CiLCA** (Certificate in Local Council Administration) has been retaken as a refresher, and successfully completed by The Clerk once again.
- 8.3. **Resolved** that we appoint 'DJB Electrical' to undertake the **Electrical Inspection** of Parish Office & Parish Room at an estimated cost of £450 plus VAT as soon as possible.
- 8.4. **Resolved** that we proceed with the upgrade of the **Litter & Dog Bins** as per the recommendations of the Working Group and delegate to the Clerk to commence asap; we reallocate the £2k allocated for Christmas lights to this, seek a grant from the NNDC members community fund, and use reserves where needed.

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

- *Blakeney Village Hall Trust – 7th July 2026 Minutes*
- *Dinghy Park Joint Management Committee – 20th July 2026 Minutes*

10. COUNCILLORS QUESTIONS – None.

11. CORRESPONDENCE

- 11.1. **Resolved** that we delegate to the Clerk to install some new simple signage to stop **Overnight Parking of Motorhomes** in Village Hall Car Park as a first step, as per the recommendations.
- 11.2. **Resolved** that we are willing to form a Working Group to meet with representatives of the **Blakeney Village Hall Trust** in order to consider the long-term future; those offering were: Rosemary Thew, Judy Pegden and The Clerk.

Confidential Business – Exclusion of the Press & Public – Resolved that due to the confidential nature of the business about to be transacted (charities and legal advice), on the grounds that it is not in the public interest to disclose discussion on the items below relating to contracts and staffing matters, it is proposed that the press and public are now excluded and they are instructed to withdraw. (Admission to Meeting Act (Public Bodies) 1960.

- 11.3. **Resolved** that further advice is sought from both Wellers Solicitors and Hayes & Storr Solicitors with regard the proposed amendment to the named

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Trustees for the **Transfer of 1 and 2 Memorial Cottages, New Road, Blakeney**; the trustees preferred routes in order of preference are; i) The Charity Commission to act as a Custodian Trustee (short term), ii) Transfer direct from BPC to BNHS (if possible), iii) Take out an indemnity for the two named interim trustees.

- 11.4. **Blakeney Neighbourhood Housing Society & (BPC) Parish Rent Charity.** John Seymour had been invited to join us. Tentative enquiries had been made in advance. **Resolved as follows to accept;**

- i) **Peppercorn** rent to be brought up to date;
- ii) Instruct the Clerk to request formal written advice from the **Charity Commission**, (or instruct a charity-law solicitor to obtain said advice) with a view to gifting the land to Blakeney Neighbourhood Housing Society (BNHS) at a peppercorn price, as the aims of the charity are very similar, ie. to help the 'poor/those in need' in the parish;
- iii) Ensure an '**overage agreement**' is entered into in respect of the charity – Butcher Andrews (B.A.) Solicitors have advised that fees for the overage start at £2,000 plus VAT and disbursements and the counterparty will need to be legally represented. The transfer for the sale will be £750 plus VAT and disbursements;
- iv) Butcher Andrews Solicitors to register this piece of land via the **Land Registry**. B.A. have advised that they will not charge a solicitor fee for this, but will charge only for the disbursements, office copy documents and Land Registry registration fees;
- v) Other than the Land Registry costs, all other legal costs should be met by **BNHS** as the Parish Rent Charity, only has the overdue peppercorn rent as income.
- vi) Wind up the '**Parish Rent**' charity.

Meeting closed at 8:24pm

Chairman _____