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Minutes of a meeting of Blakeney Parish Council which was held on Tuesday 9th January 2018 at 7.00pm in the Parish Office.

Present:- Rosemary Thew (Chairman), Samantha Arlow, Alban Donohoe, Shirley Everett, Barry Girling, Edward Hackford, Neil Thompson, Jess Tutt & Iain Wolfe.
Also District Cllr, Karen Ward.

Clerk:- Tracey Bayfield.

Public:- 4

1. **APOLOGIES FOR ABSENCE** – Were ***accepted*** from; Jenny Girling (*unwell*), Jennet Tilley (*personal*) & County Cllr, Dr. Marie Strong (*attending another Parish Council*).

2. There were no **DECLARATIONS OF INTEREST** from members.

3. The following **MINUTES** were ***proposed & agreed*** as a true record;

3.1. FINANCE COMMITTEE – Monday 4th December 2017.

3.2. FULL COUNCIL – Tuesday 5th December 2017.

3.3. FULL COUNCIL – Extra ordinary – Tuesday 19th December 2017.

4. **GUESTS** –

4.1. PC Jason Pegden from **Wells Police (Safer Neighbourhood Team)** advised that since their last report, there had been 2 road traffic accidents, one on Langham Road and one by The Manor Hotel. Thieves has stolen tools from a van in Saxlingham Road and from Morston a tractor had been stolen, with much effort taken by the thieves to gain access, along with 2 outboard engines.

4.2. The meeting welcomed Tony Hamerton, Managing Director of **Rhino Security** who discussed the various scenarios he could help the Parish Council with in trying to address problems around preventative land access. He had undertaken a full site visit to all areas of concern in December and answered many questions as well as demonstrating the products he had available. As we had been in touch with Police Inspector Ed Brown over our concerns (which had come about following events last summer in Wells and Cromer) it was helpful that PC Jason Pegden stayed for this part of the meeting.

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

6. **COUNCILLOR REPORTS** –

6.1. **District Councillor** - Karen Ward shared the following report.

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On Friday 22nd I met with NNDC Planning Officers to discuss the various queries you have raised with me.

- Cottontail Cottage and the conversion of annexes. You were concerned that allowing change of use for the annex at Cottontail Cottage would invalidate the conditions placed on Michaelmas (and potentially Woodpecker). I have checked with Planning colleagues and can confirm that the particular circumstances related to Cottontail Cottage are not transferable to other applications. There are no material planning reasons to refuse change of use for the Cottontail Cottage annex, whereas there are sound policy reasons to condition other annexes. It is recognised that this is a potential policy loophole which developers might seek to exploit, so it will be given special consideration in the emerging Local Plan and in the meantime, we will attach conditions to permissions which are enforceable under current planning regulations. I have asked Nicola Baker to write a Briefing Note in early 2018 to provide Parish Councils with guidelines on how to consider these applications.
- Change of Use Church Hall Blakeney Quay. The Planning Officer agrees that the application made is incorrect and will be advising the applicants accordingly.
- The Acreage - the planning permission application we have been expecting for this site was submitted within the 28 days required. However, it was not a valid application, so the applicant has been given feedback on what documents and evidence need to be submitted. This has now been received by NNDC. I will advise that Blakeney Parish Council must also be a consultee and thus receive this application.
- The Pastures - I intend to meet with Emma at Blakeney Hotel early in 2018, so I can get an update on the situation with the Pastures and advise you accordingly. *(The Clerk advised that any report/update/communication on this subject, must go through The Trustees of The Pastures and not via Blakeney Parish Council.)*
- Crown Cottage - Measurements on Plans. The current Validation requirements do not require individual measurements to be written on plans, providing the plans are drawn to scale and the scale is clearly marked on the drawings. It was accepted that this makes it difficult to compare different versions of plans easily. Last year, you should have been sent a briefing note which shows you how to calculate measurements easily on PDF plans. I have asked for these to be re-sent, as I was not aware of this advice. I have also agreed that the planning team should look at best practice across the UK and update the Validation list in 2018 to improve the experience for non planning experts to be able to interpret drawings more easily. There will also be a meeting for Clerks in early 2018 to provide feedback on the changes to the planning process in 2017, so this will be an opportunity for Tracey to make suggestions for improvement. This is clearly work in progress.

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- The Judicial Review on 8 Wiveton Road had been determined. The appeal was dismissed. This means that the applicants may proceed with their approved planning application. Whilst NNDC were able to reclaim some of the direct cost of defending this, e.g. Barrister's fees, we were left with about £10K in costs of Officer time etc.
- Queens Close Parking – Practical support is needed in order to take this forward, other solutions to be obtained. Suggestions had been made in advance to contact a local contractor who may be able to assist with drawings and ideas. This was proving fruitful, and members fed in other suggestions such as materials for consideration.

6.2. **County Councillor** - Dr. Marie Strong had sent her apologies in advance.

7. **OPEN PUBLIC SESSION** – No member of the public wished to address the meeting.

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

8.1. It was ***proposed & agreed*** that in order to reduce the number of extra ordinary meetings called to address **Planning Applications** that are received by the Parish Council since the publication of the agenda and the actual meeting, from now on, they 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 page ahead of the meeting.

8.2. Application no. **PF/17/2024** – *Proposal; Erection of single-storey side extension at, **St. Nicholas Lodge, Back Lane, Blakeney.*** It was ***proposed & agreed*** that we have no objection.

8.3. Application no. **PF/17/1880** – *Proposal; Demolition of existing dwelling and replacement two-storey detached dwelling at, **Shingle House, 5 Westgate Street, Blakeney.*** Having noted the letters of objection received, which make very valid points, it was ***proposed & agreed*** that we **object** for the following reasons; i) over development of the site, ii) concerns with regard additional vehicular access at this site, access for residential use onto the highway at this site is extremely dangerous, iii) overlooking neighbouring property/privacy issues/loss of light (Policy EN4). We are very aware of the fact that planning permission has just been granted for 2 large houses adjacent and hence our objections reflect our wider concerns also. We would be minded to look more favourably at a single storey replacement dwelling.

- 8.4. Application no. **PF/17/1905** – *Proposal; Part demolition of existing garage and outbuilding & erection of single-storey and two-storey side extensions, and enlargement of first floor side elevation bay window at, **North Granary, The Quay, Blakeney***. It was ***proposed & agreed*** that we have no objection to this application, however would like to ask Gemma Clarke at AONB to comment.
- 8.5. Application no. **CDA/17/0825**– *Proposal; Discharge of conditions 3 (materials), condition 4 (screen walls and copings) and condition 5 (door and window details) of planning permission no. PF/17/0825 at, **Sunhaven, New Road, Blakeney***. It was ***proposed & agreed*** that we have no objection.
- 8.6. Members ***agreed*** a list of concerns to be shared with NNDC at the forthcoming workshop following the implementation of the amended **Planning Application System** over the past year. Concerns included;
- Unhelpful 21 day turnaround time, which does not fit in with monthly meeting schedules.
 - Impedes proper consultation for all; be it the Parish or Town Council, the public, and the wider community as a whole.
 - The new system is in favour of the developer, not the local community, which is affected.
 - Extra meetings are having to be called with volunteers having to attend across the sector.
 - No paper plans, means much more work for the Clerk, Councillor and members of the public, all of whom should be able to view with ease to make a formal response.
 - The scale of plans are no longer of any use. In the main they are not legible.
 - The costs of sharing this information has been met by Parish & Town Councils.
 - Paper plans should be supplied as a matter of course, whether this incurs additional fees to the applicant or not.
 - All plans should be to scale, and show how they sit with neighbouring properties. In essence, all plans should be easily understood by those who are asked to comment upon them and clear enough to inform those, including the wider community, who are not planning experts.
 - Would like to see a visual as opposed to simply a description, to put applications into real context within their setting. A 3D drawing at least. 3D models would be even better in some cases.
 - When printed they are not readable, not at all helpful to anyone visually impaired, let alone for site meetings.

- The changes mean that Parish & Town Councils are no longer able to share plans with members of the public with any ease, in the community in which they apply, as opposed to the offices at Cromer or Fakenham.
- Site planning notices, are often displayed more than half way through the public consultation process, and hence the public have even less time to notice and respond should they wish.
- The Clerk no longer automatically receives a copy of the yellow site notice. These were always displayed on a public noticeboard for general viewing outside of the Parish Office and remained until at least the removal date conveyed if not longer.
- Parish & Town Councils should be advised of Change of Use applications, thus notifying and allowing for comments.
- Parish and Town Councils should be advised of Non Material Amendments (some are very substantial), thus again notifying and allowing for comments.
- We do not think that NNDC has enough resources when it comes to planning matters per say.
- NNDC may have saved money, but Parish & Town Councils have not, they have lost out in every aspect.
- Having asked for the system to automatically display the most recent applications first, rather than the oldest every time, still irritating that this change has not been made.
- We would prefer to go back to paper applications, which could be spread out on the table, viewed side by side, showing the current, and proposed and with the 28 day response time.
- We remain to be convinced of what has been gained from this new system and who has gained from it. Not the communities affected by the planning applications of that we are certain.
- If plans have to be scanned in, then they should be to a much larger scale and to a higher resolution so that they are readable.

8.7. Items ***agreed*** in relation to the production of the **Blakeney Neighbourhood Plan**;

- i) Steering Group – **Ideally 12 members** – 11 have signed up so far; Rosemary Thew, Iain Wolfe, Jenny Girling & Alban Donohoe (representing Blakeney Parish Council) and also; Helen Horabin, Don Glaister, Robbie Strang, Peter O'Hare, Jane Armstrong, Margaret Benson and Sam Curtis.
- ii) **First meeting date** of Steering Group will take place on Tuesday 23rd January. All have been contacted.
- iii) **Aims and objectives** of Blakeney Parish Council for the Neighbourhood Plan.

Blakeney; a pretty village that was built on Coastal Trade. Houses are built mostly of red brick and flint with red pantiles. Some dutch influence. A tourist destination for sailors, walkers, birdwatchers and people that enjoy the outdoors. The economy is mostly based on tourism. A community that is welcoming to visitors and newcomers. A village that is proud of its history and traditions.

And thus our aims;

- To preserve the character of the village
 - To build affordable housing for the needs of the village (Blakeney, not Norfolk)
 - Define and enforce a balance of residential and second homes
 - Preserve and support the development of business and employment opportunities
 - Preserve and develop the amenities
- iv) Date and venue for **Public Launch Event** is **Saturday 3rd February**, 10am til 1pm in Blakeney Village Hall. *(This is instead of the initial advertised date of 27th January.)*
- v) Identify and agree **Key Local Stakeholders**; list compiled and agreed for representatives to take along to first meeting, not exhaustive.

9. **FINANCE**

9.1. It was ***proposed & agreed*** that **Accounts** totalling £4,948.74 are paid.

9.2. **Clerk/RFO Report** advised on the balances held and income received for the past quarter.

9.3. Having listened to the presentation earlier by Tony Hamerton of Rhino Security, (see item no. 4.2.) members discussed fully, the pros and cons of installing various versions of **Telescopic Bollards** on parish land and worked through each scenario one by one. It was ***proposed & agreed*** that we would look to proceed with the installation of telescopic security posts (not the lift assist version) at the following locations, subject to conversations with any associated landowners and taking into account any softer groundwork related options.

- Entrance to Village Hall Car Park
- Former School Field
- The Pastures
- The Red House Land
- Carnser Car Park
- Coronation Car Park

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9.4. It was ***proposed & agreed*** that we accept the report & recommendation from the Finance Committee following their Budget Meeting and to agree the **2018/19 Precept** figure of £38,000. This being in addition to the reduced grant from NNDC of £1,001.00 (*This represents an increase of 11.5p per month per Band D property.*)

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

10.1. Members were in receipt of the minutes of the **Blakeney Channel Coastal Community Team** meeting which was held on 22nd November 2017. Those present gave a verbal update following the most recent meeting, and those minutes will be received in due course.

11. COUNCILLORS QUESTIONS – There were none.

12. CORRESPONDENCE

12.1. We are pleased to learn that **Langham Street Fayre** is being planned for Saturday 11th August 2018, well done to the team for bringing it back.

12.2. No further information on a **Summer Community Event** as agreed last month, however we note the public support and offers of assistance. To carry forward to next months agenda.

12.3. Further information had been sought on a local **Volunteer Award Scheme** as agreed last month, which it is hoped can be pulled together and shared next month.

NNDC Planning Decisions Taken & Updates aswell as any Planning Inspectorate Appeals if any are listed below.

PF/17/0930 & LA/17/0931 – Woodpecker Cottage, 4 Wiveton Road – These applications have been withdrawn.

Meeting closed at 9.27pm.

Chairman _____