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A meeting of **Blakeney Parish Council** was held on **Tuesday 1<sup>st</sup> September 2020** commencing at 7.00pm in the Village Hall with an option to join by 'Zoom'.

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

**Clerk**:- Tracey Bayfield

**Public**:- 4

**1. Apologies for Absence** – District Cllr Karen Ward and County Cllr Dr. Marie Strong.

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

- i) Edward Hackford – personal interest in item no. 8.3. Planning application no. PF/20/1387 for Wren Cottage, Mariners Hill, as I know the applicant's family.
- ii) Nigel Sutcliffe – pecuniary interest in item no. 8.4. NNDC Local Plan, preferred sites, as my property backs on to BLA01.
- iii) Samantha Arlow – pecuniary interest in item no. 9.5. Trading Sites, as I am one of the current traders.
- iv) Shirley Everett – personal interest in item no. 8.5. Planning application no. PF/20/1109, Agricultural Barn, Morston Road, as I live opposite.

**3.** It was ***resolved*** that the **Minutes** of the Full Council Meeting held on Tuesday 25<sup>th</sup> August 2020 are signed as a true record subject to one amendment; under 5.1. one member abstained, rather than voted against.

**4. Guests – Wells Police (Safer Neighbourhood Team)** – No report received.

**5. CHAIRMANS ANNOUNCEMENTS** – I met with Duncan Baker MP, last week as part of his village tour and I raised three items;

- i) Second home council tax. Duncan promised to discuss this with Robert Jenrick.
- ii) The Parish Council's financial position as a result of Covid. Duncan said he is pushing on our behalf and promised to speak with Steve Blatch once again.
- iii) Local Plan and the preferred site. We went and looked at both sites and recognised that it is a difficult decision. Duncan will reflect further.

**6. COUNCILLOR REPORTS –**

6.1. **County Councillor** - Dr. Marie Strong had submitted a report, which would be copied in the pages of the GVN, nothing specific to Blakeney.

6.2. **District Councillor** – Karen Ward will submit a report which will be circulated post meeting.

**7. OPEN PUBLIC SESSION – 5 people spoke.**

*Cllr Jane Armstrong joined the meeting in the village hall at this point, as our attempt at a hybrid meeting using zoom was not proving satisfactory.*

BLA04/A = site east of Langham Road behind Kingsway &  
BLA01 = site south of Morston Road, behind Oddfellows

- I live in Harbour Way as a permanent resident, and remain supportive of BLA04 as the preferred site, as had been indicated all the way along by NNDC. Was very surprised that at the 13<sup>th</sup> July 2020 virtual meeting of the Planning Policy & Built Heritage Working Party of NNDC, that one lone member of the public, a non-permanent resident, could persuade the committee to completely change their minds. This decision staggered me, as it was taken with no time for thought by those voting. I would now ask that Blakeney Parish Council give an indication of their preferred site.*
- As a Harbour Way resident, we were all of the opinion that BLA04 was the preferred site as was indeed recognised by NNDC and the wider community, hence we were very surprised that one member of the public had not 3, but 9 minutes to speak and change the committees mind. We have since advised the committee that this was not a balanced discussion and we are pleased to have been advised that it is going back to the Working Party for further discussion. No work was done on BLA01, whereas lots has been undertaken for BLA04. BLA01 will need more street lighting simply to get to it, this goes against the dark skies policy simply to access it.*
- The key issue here is that this all seems to have been done under the radar, those neighbouring BLA01 had no idea that this meeting was even due to be held, let alone what was to be discussed or they would have taken the opportunity to participate. Those affected by proposed amended preferred site, should have been made aware by NNDC. As a Parish Cllr, I had neighbours knocking on my door very concerned about what had happened and the way in which it had happened.*
- An extract from the 19<sup>th</sup> June 2018 minutes of the BPC Affordable Housing Committee & The Blakeney Neighbourhood Housing Society reads; On balance BLA04, land east of Langham Road (behind Kingsway) is the preferred site as it mirrors the recent Avocet View development and*

*has a less sensitive landscape setting, although careful consideration to the design and setting will still be required given its location in the AONB on the edge of the village. It is considered suitable to be allocated for residential development for approximately 30 dwellings on a 1.5 ha site. This is likely to be the top third of the field. This would result in the parish boundary being moved out in turn, this would mean that we could then consider an Exceptions Site on this land. This was the report given by NNDC and recorded their position at the time. The BPC committee agreed with this statement.*

- As a Parish Cllr, I watched the recording of this virtual meeting of the NNDC Planning Policy & Built Heritage Working Party and it concerned me and other members of the Parish Council greatly and we have made our concerns as a Parish Council known to NNDC. We wish to see the maximum provision for affordable housing on the preferred site and feel that money which could be put into such provision would be lost on infrastructure (new access road) on BLA01. Hence the original preferred site of BLA04 remains first choice.*

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

- 8.1. Application no. **PF/20/1322** – *Proposal; Variation of condition 2 (undertaken in strict accordance with the approved plans and details) of permission ref: PF/19/2198 (Alterations and extensions to form new first floor accommodation following removal of part of existing roof and alteration to windows) to raise parapet height and change master window to glazed apex at, **4 Whitefriars, Back Lane, Blakeney.** **Resolved – Comment** as follows; We express great disappointment at what would appear to be a retrospective application for this work and we would echo the concerns raised by a member of the public in that glazing at high levels was a significant concern resulting in amendments to the design of PF/19/2198. The Heritage statement is misleading and fails to adequately reflect the visibility of the dwelling from public footpaths through many protected areas.*
- 8.2. Application no. **PF/20/1347** – *Proposal; Variation of Condition 5 (number of static or touring caravans placed on site shall be occupied outside the period of 20<sup>th</sup> March to 3<sup>rd</sup> October in any one year) 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 all year round use of the caravans for holiday occupancy at, **Grimes Caravan Site (Galley Hill House), Langham Road, Blakeney.** **Resolved – Object;** our understanding is that the other caravan sites in the village, ie. Friary Farm and Galley Hill for example are not permitted to have site occupancy out of season. We consider this application to be of no benefit to the AONB and detrimental to the protection and conservation of the setting as per EN1 & EN2.*

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- 8.3. Application no. **PF/20/1387** – *Erection of single storey front extension, replacement windows and garden wall at, **Wren Cottage, Mariners Hill, Blakeney.** **Resolved – No objection.***

*Cllr Nigel Sutcliffe left the meeting for the following item only.*

- 8.4. Members considered the decision taken by the 'Planning Policy and Built Heritage Working Party' of NNDC taken on 13<sup>th</sup> July 2020 to change the preferred Local Plan development site on Langham Road from **BLA04 (behind Kingsway) to BLA01(A) (behind Oddfellows).** **Resolved – Object** to the change of preferred site by the NNDC Planning Policy and Built Heritage Working Party and advise that our preferred site remains as BLA04 land east of Langham Road (behind Kingsway).

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

- 8.5. Application no. **PF/20/1109** – *Change of use and extension to existing storage barn to form new dwelling; and meadow enabled to rare chalk grassland creation scheme at, **Agricultural Barn, Morston Road, Blakeney.** **Resolved – 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.*

## **9. FINANCE**

- 9.1. ***Resolved*** that the **Accounts** totalling £8,649.41 are approved.
- 9.2. **Clerk/RFO Report** – Members were in receipt of the cashbook figures to date.

An application has been submitted to the NNDC Discretionary Grant Scheme and it was ***resolved*** that we continue to withhold the business rates until the outcome of the grant application is known.

*Cllr Iain Wolfe arrived at this point.*

- 9.3. ***Resolved*** that we enquire about the 'Quiet Lane designation', for Saxlingham Road and if we were successful ask if this would incur any costs. Other than this, we currently have no projects which would require us to submit an application to the NCC re. the **Parish Partnership Fund** for local highway improvements on a split 50/50 basis.
- 9.4. Six quotes had been sought for replacing various items of **Play/Recreational Equipment**, with 2 not responding and not all able to supply and install, it was ***resolved*** to accept the quote from Fenland Leisure, but not to proceed until we know if we are successful with a grant application and to then review if need be.

*Cllr Samantha Arlow left the meeting for the following item only.*

- 9.5. ***Resolved*** that the outstanding balances are due from 3 x **Trading Sites** by 1<sup>st</sup> October 2020 as previously agreed.

## **10. TRANSPORT/TRAFFIC RELATED ITEMS & REPPORTS FROM REPRESENTATIVES ON OTHER BODIES**

- 10.1. **Blakeney Village Hall Trust** – advised that the hall is still not officially open to user groups as such and is under review in line with government guidelines. The insurance claim against the hall is ongoing. During lockdown we have raised enough funds to refurbish the toilets.
- 10.2. **Blakeney Scout Group** – The signing of the lease now rests upon the Scout Group Executive providing a signed copy of their adopted constitution, and signing authority which they have so far been unable to provide. Butcher Andrews Solicitors are waiting to hear back from them regarding this matter.

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10.3. ***Resolved*** to appoint one additional member of BPC to join the Chairman and Clerk at the quarterly meetings with **The National Trust** this will be Nigel Sutcliffe.

10.4. Following representations from resident's expressing their concerns regarding **Vehicles/parking in the High Street** it was ***resolved*** to undertake a survey using 'Survey Monkey' of the residents of the High Street and to ascertain the general consensus. Cllrs will be emailed and asked for their input regarding questions to be asked.

11. **COUNCILLORS QUESTIONS** – There were none.

12. **CORRESPONDENCE**

12.1. Members noted the letter from HM Lord-Lieutenant of Norfolk, The Lady Dannatt, MBE, congratulating the parish on being voted in sixth place (joint third) in the recent **Which? Awards**, naming Blakeney as one of the best seaside locations.

Meeting closed at 8.38pm

Chairman \_\_\_\_\_