

Burnham Overy Parish Council

Minutes of the Extra Parish Council Meeting held virtually via Zoom on Monday 22nd February 2021 at 6.00 pm

Present:

Councillors: Katherine William-Powlett (Chair), Avril Edwards, Sarah Stevens, Pam Thompson, Jenny Gurney, Neil McCallum-Deighton, Clerk Sarah Raven, - Members of the Public 11

Welcome by Chair.

1. Apologies for absence:
None
2. Minutes of the last council meeting:
Minutes on the meeting for 8th February 2021 were circulated. Approved without amendment and will be signed by the Chair, Cllr K William-Powlett as a true copy.
3. Declarations of interests: -
Cllr J Gurney
4. Public Participation
 - How many times are there going to be consultations? Cllr William-Powlett would like to raise this with the Planners.
 - Details in the Development Description Report states Glebe Lane as a private lane but it is an unadopted road.
5. Planning
 - a) Outline application for construction of two dwellings at Glebe Wood, Gong Lane, Burnham Overy Staithe, Norfolk – Ref: 20/00994/O

Councillors agreed to let Cllr Gurney speak on this matter as not a pecuniary interest. Parish Council had put in an objection to the 5 dwellings and to the 2 dwellings. Subsequent documents, Post Consultation Statement and Supplementary Transport Statements had been provided and a consultation was needed on these recent documents. If objections are not resubmitted, then the objections will be given less weight.

Discussions by Councillors on various issues raised with regards to new documents which is the Post Consultation Report and Transport Report.

Nothing has changed about the visibility onto the A149. The two junctions for Gong and Glebe Lane are dangerous junctions.

The planning applications should be linked to the other applications for land at Maple Piece and Glebe Cottage.

Infrastructure cannot cope with sewage and real problem with Burnham Market sewage works.

Need to be careful of consistency. Allowing demolishing of housing and rebuilding bigger on the footprint. The Parish Council must be neutral and reflecting opinions and the area. Without a Neighbourhood Plan the Parish Council doesn't have much say. Should be left to the Borough Council planning to decide.

Issues regarding outline planning as nothing confirmed about how many bedrooms which has a significant impact.

Discussion regarding who owns Paradise Lane. A parishioner explained that Paradise Lane is owned up to the centre of the road by the riparian owners of the land each side of the road. There is a right of way across it.

“Paragraph 19.4 of the Core Strategy document, Burnham Overy Staithe has no sites allocated for development due to the minimum housing sought in the settlement”. No demand in the village for new homes. Policy “a rural village should only have new development if it is meeting the needs of the community and not detrimental to the landscape....” It is not meeting the needs of the community.

It was **RESOLVED** that an objection be placed with the Borough Council as follows:

1. The development does not meet the needs of the community or increase the vitality of the village and is thus outside Core Strategy 06 – Agreed 1 abstention
2. The development will cause intensification of use of an unadopted highway (Glebe Lane) and of two substandard junctions in breach of Core Strategy 11 and Para 109 (National Planning Policy Framework) with unacceptable impact on highway safety. 5 Agreed 1 abstention.
3. Infrastructure. There have recently been major problems with water and sewage management in the area and there are significant local concerns that the infrastructure cannot cope with any new buildings in the area. Agreed.

Comments also to be placed: -

- a) In the Development Description Report it states Glebe Lane as a private lane, but it is an unadopted road.
 - b) If a further consultation period is required, the Parish Council would like all the previous comments/objections to be considered.
 - c) The links for the other two applications Glebe Cottage 16/02123/O and land at Maple Piece 13/0660/O should be associated with this outline application for members of the public to see previous applications for this land.
6. Public Participation – *Members of the Public Views Only*
None.

Meeting Closed: 6.45 pm

Date and times of next meetings, Monday 29 March, 10 May, 21st June and 26th July 2021 at **6.30pm** either by Zoom or in the Village Hall.

.....Chairman Dated:

THESE MINUTES ARE UNCONFIRMED UNTIL APPROVED BY FULL COUNCIL
AND SIGNED ABOVE BY CHAIRMAN.