

## **Burnham Overy Parish Council**

### **Minutes of Meeting held in the Village Hall on Monday 18 January 2016 at 6pm.**

Present: Cnclrs: Bridget Bunkle, Iain Mackechnie Jarvis, Simon Raven, Anne Scoles (Chairman), Peggy Sizeland, Pam Thompson, Clerk, Su Hamilton. Internal Auditor Jonnie Usher. Members of public.

The Chairman welcomed the councillors and members of the public.

1. Apologies for absence were accepted from Henrietta Faire.
2. The minutes of the last council meeting held on 16 November 2015 were approved.
3. Simon Raven declared an interest in item 8.
4. The meeting was adjourned to invite public participation - an update was requested on the hedge cutting at Church Farm, which Holkham Estate are going to carry out.
5. It was agreed to object to Planning application 15/01917/F Demolition of existing house and erection of new house at the Malt House, West Harbour Way for the following reasons: There was objection to the demolition of The Malt House. This dwelling is in the Conservation Area and is a building which is very much in keeping with the character of the village. The Parish Council also objected to the proposed new dwelling which is over 1 metre higher than the existing roof line. The proposed dwelling is of a scale and mass which would have a detrimental impact on the surrounding landscape and would dominate the rural street scene. The site is on the edge of the village overlooking the marshes and is clearly visible from the marsh and the creak. The proposed dwelling would not be in harmony with this very rural and sensitive location which is in an Area of Outstanding Natural Beauty and Site of Special Scientific Interest. The Parish Council are therefore of the view that the design and scale of the proposed building would neither preserve nor enhance the character of the area and so is contrary to Development Management Policy DM 15. The scale and mass of the proposed dwelling would have an overbearing and oppressive impact on the neighbourhood and so is contrary to Development Management Policy DM 15. In the Preferred Options for a Detailed Policies and Sites Plan, 7.18 Burnham Overy Staithe, at 7.18.5 it is noted that Burnham Waste Water Treatment works has no capacity for growth. Also that developers must fund upgrades to the network. This planning application includes 5 toilets. The existing dwelling has only two and is a much smaller property for less inhabitants. As well as the issue of waste water, the increased size of the property would generate more vehicle movements. The construction of the dwelling would involve heavy vehicles negotiating a one way system with very limited access to the site. The scheme fails to reflect the scale and character of the surroundings and is contrary to Policy DM 5 & 15.
6. It was agreed to object to Planning application 15/01983/F Subdivision of existing dwelling for holiday let and extension to ground floor snug area at Davros, Gong Lane, for the following reasons: The proposed residential annex is contrary to policy DM7 Residential Annexes section C.7.1 which states that 'annexes should not be designed as being capable of being let as a separate unit'. The intention to create two dwellings appears to have been in place since the plans for the new dwelling at Davros were designed as the plans for the sub-division and extension are dated May 2014, the dwelling already has two staircases in place and two kitchens in place. The Parish Council objects strongly to changing a single dwelling to two dwellings. There are implications for increased traffic and increased waste to the sewage and waste water system. The entrance from Gong Lane on to the Coast Road has poor visibility. Gong Lane itself is very narrow and unsuitable for heavy lorries. The waste water system is already overloaded.
7. There were no objections to Planning application 15/01973/F Re-division of Rainbow and Curlew Cottage in to 2 cottages, addition of rear dormers to both and first floor rear extension to Rainbow cottage, New Road.
8. There were no objections to Planning application 15/01945/F Replacement vehicle access at Crabbe Hall Cottage, 8-9 Wells Road.
9. It was agreed to object to planning application 16/00031/F Construction of a new dwelling following demolition of existing at Larksfield Gong Lane, for the following reasons:

The proposed dwelling is of a scale and mass which would have a detrimental impact on the surrounding landscape and would dominate the rural street scene. The site is on the edge of the village at the end of a narrow unsurfaced stretch of the lane. A condition of any new building should be that this end of Gong Lane is properly surfaced. The proposed dwelling would not be in harmony with this very rural location. By foot it is the first view of the village across open fields when entering the village from that direction and there is no screening. This design would stand above the hedge line and dominate the landscape as seen from New Road as well. The Parish Council are of the view that the design and scale of the proposed building would neither preserve nor enhance the character of the area and so is contrary to Development Management Policy DM 15. The scale and mass of the proposed dwelling would have an overbearing and oppressive impact on the amenity of the lane. In the Preferred Options for a Detailed Policies and Sites Plan, 7.18 Burnham Overy Staithe, at 7.18.5 it is noted that Burnham Waste Water Treatment works has no capacity for growth. Also that developers must fund upgrades to the network. This planning application includes 5 toilets. As well as the issue of waste water, the increased size of the property would generate more vehicle movements. The junction of Gong Lane with the A149 is severely substandard and is restricted in both directions by roadside walls, limiting visibility to the east to only 10m and only 24m to the west, providing only 23% and 55% of the relaxed 'Manual for Streets' requirement. The construction of the dwelling would involve heavy vehicles negotiating the already damaged road surface and the dangerous junction. The proposal would lead to an intensification in the use of a substandard access and junction onto the A149 which is a busy traffic route and would cause interference with the safe flow of traffic on this important traffic route. The scheme fails to reflect the scale and character of the surroundings and is contrary to Policy DM 5 & 15.

10. The budget was discussed and the precept for 2016-17 set at £5365. It was noted that Alistair Wilson owes £7.50 for allotment rent for 2015. It was agreed that mole control would cease in its present form as it has proved expensive and ineffective. Iain Makechnie -Jarvis agreed to arrange alternative management. It was agreed to provide £5000 towards the village hall repairs provided that the Village Hall Committee provide a detailed breakdown of accounts and costs at the next Parish Council meeting and have more frequent regular village hall meetings to discuss arrangements with all members of the Village Hall Committee to share the decision making and work load.
  11. Payments were approved: Mole control £120 & £130, Clerk monthly salary £234.78 as determined by the National Salary Award.
  12. It was agreed to withdraw the Parish Partnership application for a footpath at Burnham Overy Town, since it has been found to be unfeasible.
  13. The condition of Chapel Lane was discussed and it was agreed that it could be levelled and surfaced if Section 106 funding could be made available.
  14. Henrietta Faire and helpers were thanked for organising the Christmas Tree.
  15. There were no reports from meetings attended by councillors.
  16. The clerk gave formal notice of leaving at the end of this financial year.
  17. The letter from Henry Bellingham MP regarding Exemption for Homes in Rural Areas from Right to Buy and following correspondence was noted. A letter had been received regarding undergrounding of cables at the Watermill, there were no comments regarding this.
  18. There were no other items from councillors for the next agenda.
  19. There were no further questions and statements from members of the public.
- Date and time of Next Meetings, all at 6pm in the Village Hall.  
March 21, May 16 (AGM) July 4, September 19, November 21.

Meeting Closed at 7.20pm

..... Chairman 21 March 2016

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

