

STOKE FERRY PARISH COUNCIL
Draft (Until approved at the next meeting)
Minutes of the Extraordinary Meeting held on
Monday 19 April 2021 at 7.05 pm, Virtually online via Zoom

Present:

Cllr Sue Lintern (Chair)

Cllr Stuart Collins

Cllr Kit Hesketh-Harvey

Cllr Andy Hayward

Cllr Trudy Mann

Cllr Donna Stocking

Cllr Janet Taylor

Helen Richardson (Parish Clerk and Financial Responsible Person)

Also, In Attendance:

Public – 2

Cllr Colin Sampson, Borough Council of Kings Lynn and West Norfolk

94/21 Openness and Transparency Notice

The Chair read the notice.

95/21 Aggressive and Abusive Behaviour

The Chair read the notice.

96/21 To receive and accept apologies for absence

Apologies for absence were received and accepted for Cllr Mandy Leamon and Cllr Gail Reeve due to work commitments.

97/21 To receive Declarations of Interest from Members on any item to be discussed.

There were none.

98/21 To Adjourn the meeting to allow for public comments (in accordance with standing order 3(j) and 3 (k) item shall not exceed 15 minutes).

The Chair adjourned the meeting for public comments, there were none from those present.

The Council had received comments from two members of the public prior to the meeting regarding application 21/00427/F to advise they had noticed the trees at the front of the site would need to be cut down for drive access and the design was not in-keeping with others on the Lynn Road. The other member of public advised that the garage should be moved to the back of the site and the design should be reconsidered to be more in-keeping with the area such as ridge tiles.

99/21 To Agree any Response regarding Planning Application Received for Parish Council Consultation: 21/00427/F Construction of two storey dwelling at Thistledown Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW

The Parish Council had received the application 21/00427/F for consultation and commented that:

- It was clear that several trees would have to be for the development,.

- There was a lot of Leylandii trees along the front of the site which once removed would only allow for a very small frontage resulting in the property being tight to the highway and footpath.
- The design was not in-keeping with the rest of the properties on Lynn Road.
- The plot proposed appeared to be very small.

RESOLVED: That the planning application 21/00427/F be objected to on the basis as follows from the Parish Council's discussions that:

- Primarily that there is no need for further development in Stoke Ferry, with approximately 200 homes currently approved and pending development.
- A Material Objection regarding its layout. Being a small plot and close to the highway and footpath once the trees and site are removed.
- A Material Objection regarding Design, Appearance and Materials – It is felt that the design is not in-keeping with other properties on Lynn Road once the site has been cleared.
- Nature Conservation – In regard to the trees in this area that will need to be removed and done so within the bird nesting seasons.

(Proposed Cllr Sue Lintern, seconded Cllr Kit Hesketh-Harvey, six were in favour and one abstained as they had no view either way).

The Parish Council requested that Cllr Colin Sampson call the application in pending any opposing views by Planning Officers.

100/21 To Agree any Response regarding Planning Application Received for Parish Council Consultation 21/00476/F Variation of Condition 1 of Planning Permission 18/02068/RMM: Residential development at Land South of 2 And 3 Lark Road Stoke Ferry Norfolk

The Parish Council received the application 21/00476/F for consultation which was a variation of a condition of the approved application that was in relation to a change in roof tiles due to a supply issue.

The Council noted that it had not approved the original application, and it appeared that this application now included removal of the grass verges to include footpaths on Wretton Road. The Council noted that the Planning Committee had not taken the views of the Parish Council or residents in the village when they had granted the application.

The Council agreed that it should pass comment in relation to the removal of verges to install footpaths along Wretton Road as the properties in these areas would not benefit from this as a result. The Parish Council noted that it had not been consulted on the changes to the footpaths or highways following the objection it made to the application, but it was now being consulted regarding a change in roof tiles.

RESOLVED: That the variation in relation to the planning condition to amend the type of roof tile on the properties on planning application 21/00476/F be approved, however the Parish Council wish to highlight to the Borough Council that they were disappointed of the applications approval. (Proposed Cllr Sue Lintern, seconded Cllr Janet Taylor, all were in favour).

101/21 To Agree any Response regarding Planning Application Received for Parish Council Consultation: 20/01892/F Full Planning Permission for 6 dwelling houses in a conservation area following demolition of agricultural barns at Land and Buildings Immediately N to NE of The Old Farm House Oxborough Road Stoke Ferry Norfolk

The Parish Council received the application 20/01892/F for consultation.

It was also noted that the statement of the Conservation Officer outlined that the farm building on site had been an important unlisted building, but it no longer held importance due to its state of disrepair. The Parish Council in response to this statement felt that because the farm building had shown obvious signs of no maintenance or repair such as the removal of roof tiles, it had heavily contributed to the decay of the building now reported, which otherwise may have been avoided.

The Council noted that this application from the same developer was an additional six properties to the other six built elsewhere on Oxborough Road, but the key objection to this application was that it was outside the development boundary.

The Parish Council felt the view within the application claiming the housing design was attractive was a matter of opinion. It was noted that the Parish Council had objected to the previous six properties built at Oxborough Road by the same developer, and the style proposed at that time, but further to its disappointment the Planning Committee had approved the application.

The Parish Council noted that the previous six properties built at Oxborough Road had difficulties subsequently with the removal of drainage and sewage from their homes and this was a serious concern for further properties located in this area and that it was likely this would be a repeated issue.

The Parish Council felt that any further development to the currently 200 approximately proposed homes was enough development for Stoke Ferry to be able to cope within its infrastructure and the Parish certainly did not need that of which was sited outside the development boundary.

The Chair noted that Cllr Colin Sampson had asked the Committee to call this application on but was going to represent the developer of the site in support of the application. The Parish Council were disappointed that he would be providing support to a developer in this way. The Parish Council highlighted that any developer would only be looking for financial gain as a result whereas the Parish Council work for the village and its residents. It was noted that the procedure and system in place allowed this to occur.

Cllr Colin Sampson shared that he was only required to call an application by either the applicant or a Parish Council and he could be neutral when he called it in, or at odds with either. He added that the applicant in this case was a member of the ward which he represented. He shared that he would represent as he saw right to do. The Parish Council made it very clear they would be minuting the disappointment in the Borough Councillor for not supporting the views of the Parish Council and those of the village.

The Parish Council feared that the entire agricultural field in time could be entirely filled with development of properties with no reason to be able to stop any further applications should this one be approved.

Cllr Colin Sampson confirmed that he would provide words to consider the Parish Council's views and that some of the points made were valid and that he acknowledged the Parish Council's objections although he did not agree with all of them, but he would be putting a response for the applicant also in support.

RESOLVED: That the planning application 20/01892/F be objected to as it was outside the development boundary and should not be allowed. And in addition to this main objection that the barns should be repaired, and that development should not be proposed in this area due to known problems with sewage and drainage removal experienced by the previous development in the same location. (Proposed Cllr Sue Lintern, seconded Cllr Kit Hesketh-Harvey, all were in favour).

101/21 To Receive an Update Neighbourhood Plan Working Group and Approve Minutes

This was to be deferred to the May meeting.

102/21 To Approve Application for Neighbourhood Plan Funding 2021/22

The Neighbourhood Plan Working Group requested that the Parish Council approve a grant application to Locality for the returned £1075 for 202021 to Groundworks, and in addition for the 202122 grants £8k totalling £9075. The project was well within budget and hopefully the increased grant funding would cover the full costs and the allocated Parish Council funds may not be needed.

(Proposed Cllr Sue Lintern, seconded Cllr Kit Hesketh-Harvey, all were in favour).

103/21 Confirm the Date of the Next Meeting – Wednesday 5 May 2021 at 6.30 pm, Annual Parish Meeting followed by the Annual Meeting of the Parish Council at 7 pm both to be held Virtually on Zoom. It was noted that there would also be a Neighbourhood Plan Working Group at 6.15 pm.

Confirmed.

Meeting closed at 8.30 pm.