

**STOKE FERRY PARISH COUNCIL**  
**Minutes of the Extraordinary Meeting held on**  
**Monday 26 September 2022 at 7.05pm held in Stoke Ferry Village Hall**

**Present:**

**Cllr Sue Lintern (Chair)**

**Cllr Andrew Hayward**

**Cllr Trudy Mann**

**Cllr Gail Reeve**

**Cllr Donna Stocking**

**Cllr Janet Taylor**

**Cllr Stuart Collins**

**Helen Richardson (Parish Clerk and Financial Responsible Person)**

**Also in Attendance:**

**Cllr Colin Sampson, Borough Council of King's Lynn and West Norfolk**

**Public: 0**

**160/22 Openness and Transparency Notice**

The Parish Council record the meeting. The Chair notified the public of this.

**161/22 Apologies for Absence**

Apologies for absence were received and accepted for Cllr Lyn Juniper-Solley and Cllr Mandy Leamon (personal reasons).

**162/22 To receive Declarations of Interest from Members on any item to be discussed.**

There were none.

**163/22 To Approve Response to Planning Consultation: 21/02247/FM Use of land for standing of shepherd's huts for holiday use with a reception hut, recycling/waste storage and bike storage, landscaping, and water treatment plant at Land Opposite Flint Farm Oxborough Road Stoke Ferry Norfolk**

The Parish Council noted the following:

- That the Boughton Parish Council had submitted an objection to the application regarding the site being next to the Boughton Fen.
- The site had cleared by a Natural England screening assessment.
- There had been changes to the planning application based previous comments made as listed below.
- It had not yet passed through the full planning process and therefore had been resubmitted and therefore had restarted the consultation process.
- The Parish Council had previously considered the application in April 2022.
- There had been two public comments directly to the Borough Council, one of which was the Boughton Parish Council.

The Parish Council noted the following comments regarding the application which it still had concerns of to be shared in a response to the Borough Council:

- It was outside the development boundary area.
- The protection of the outlying nature areas was important.
- Concern of any future plans to increase numbers of huts on the site in future.

- Ensuring trees were planted on the site if lost.
- Safe access to and from the site.
- Washing and sanitation.
- Appropriate and adequate car parking for the site.

The Council discussed the application and confirmed that it was outside of the development boundary area, however they were not houses but shepherds' huts and not permanent structures and it was a commercial venture.

The Parish Council noted that they were concerned of potential future development at the site in supporting this application but it would hope that this was not something that the developer would consider in future and agreed to share this sentiment with the Borough Council as a comment. The Council would still like to see plans to show the environmental care to be conducted by the owners of the site specifically

**RESOLVED:** That the Council supports the Planning application 21/02247FM even though this is outside of the development boundary because the shepherds' huts are not permanent structures i.e., they are not houses. However it would not be in support of further development of the site in future . (Cllr Andy Hayward proposed, Cllr Janet Taylor seconded, five were in favour and two were against).

**164/22 Confirm the Date of the Next Meeting – Ordinary Meeting on Weds 5<sup>th</sup> October 2022 at 7 pm in the Stoke Ferry Village Hall**

Noted

Closed 8.00 pm