

STOKE FERRY EXTRAORDINARY PARISH COUNCIL MEETING

Minutes of the Extraordinary meeting held

On **Friday 1st September 2023 at 6.30pm**

Held in the Village Hall, Lynn Road, Stoke Ferry

155/23 To record the names of those present

Cllr S Lintern – Chair, Cllr J Taylor, Cllr D Stocking, Cllr A Hayward, Cllr G Reeve, Cllr D Robinson

Clerk – Mrs G Robinson – Clerk and RFO

Laura Handford – Head of New Homes and Commercial Services Freebridge Community Housing

Charlotte Pursey – Development and New Business Lead Freebridge Community Housing

3 members of the public

156/23 Openness and transparency notice - The Parish Council record the meeting. Aggressive or abusive behaviour towards members of the Parish Council, staff or members of the public will not be tolerated. If this happens you will be asked to leave the meeting and if necessary, the meeting will be suspended. Member of the public asked to only speak when they are permitted to do so.

Those present noted the above notice.

157/23 To receive and consider acceptance for apologies of absence

It was **resolved** to accept apologies from Cllr L Juniper-Solley and Cllr T Mann

158/23 To receive declarations of interest from members or to note dispensations where applicable

Cllr Reeve declared an interest as a member of the Village Hall Committee.

159/23 To consider planning applications that require Parish Council comment

Any applications that appear on the Borough Council planning portal up to the date of the meeting, that require the consultation of the Parish Council will be considered by the Councillors at their scheduled meeting, even if the application is not listed below. Please visit the https://www.west-norfolk.gov.uk/info/20077/planning_applications/111/view_and_track_planning_applications or telephone 01553 616200 for up to date details.

a)23/01375/F VARIATION OF CONDITIONS 7, 9, 11, 14, 15, 16, 18, 19 AND 21 OF PLANNING PERMISSION 21/01226/F: Proposed two-storey new dwelling with garage at Land S of 4A To 7A Furlong Road Stoke Ferry Norfolk – deadline 15th September 2023

Cllr Lintern noted the conditions to be removed. Cllr Lintern suggested that some conditions/comments should be added for the record. It was noted that this application should have been called but despite a formal request for this to happen it was not called in.

After a discussion it was **resolved** that the Parish Council objects to the removal of some pre-commencement conditions. The following statement will be submitted in response to the Parish Consultation.

This planning application was not called in, despite the Parish Council requesting this and the previous Borough Councillor advising this had been done. Apparently, the email got lost somewhere along the way. There has been a significant number of objections, hence there were several issues which were not aired or discussed as requested by the Parish Council and residents.

Condition 7

- Regarding the proposed passing bay - it is obvious when you look at Furlong Road most days - there is a shortage of parking spaces on this road. What will stop people from parking in this passing bay? Notices will not suffice if not policed and the Parish Council have been told on numerous of occasions this is not an option.
- Further information needs to be provided to show how the bank will be strengthened. The Parish Council have already had issues with the bank crumbling further along Furlong Road due to trees being removed. This application is proposing to remove trees to make the passing bay, and this is all that is holding the bank and road up in this area. The Parish Council would like to see evidence of how they will engineer the structure to hold the bank.

Condition 18 – construction management plan

The original plan was for Lime Kiln Lane to be the designated construction route. This has now been highlighted as not possible. However, Furlong Road is not suitable for heavy goods vehicles. There is signage to clearly show this. It would be irresponsible to bring traffic, in particular heavy vehicles, through this route bearing in mind the unstable bank. This is a conservation area and the proposal to remove trees is extremely disturbing. It will totally alter the feel and outlook of a quiet lane.

In addition, creating the property access road off Furlong Road was objected to due to the gradient of the drive being too steep. This has now been highlighted in the plans stating that a lorry would not be able to use this road to empty the cess pit. The cesspit (46000L) is now being located at the top of the property, very close to Furlong Road and close to neighbouring properties. This was not in the original plans and we strongly object to this location. Furthermore, access will seem to rely on visibility being available if the neighbouring property keeps its verge and hedges cut back "Existing vegetation to be cut back to the line of the visibility splay".

The Parish Council would like the Borough Council to have a site visit and for Highways to attend so that the proposed plans can be reviewed more thoroughly. With this in mind we have asked our Borough Councillor to call this in if that is an option here.

b)23/01475/FM Full application for the erection of 29 no. dwellings, Village Hall car park and associated infrastructure. at Land Between Bramcote House and Village Hall Lynn Road Stoke Ferry Norfolk – deadline 15th September 2023

The following points were discussed:

- Impact of noise from the mill, not likely to be continuing in future.
- The open green space will be just that and not play equipment, which L Handford confirm would be the case.
- 23 spaces confirmed (different number quoted in another document).
- It was noted that the visitor car parking must not in the village hall car park.
- Open space to the right from Lynn Road, could that be swapped the other side and could another piece of road be swapped, so that there could be useable green space, that could be used by the village hall. L Handford confirmed she will look at these.
- Noted that the piece on the right is surrounded by road and Lynn Road is very busy and therefore there are some safety concerns. C Pursey noted this will be subject to a landscaping design.
- Car park lease – 99 lease, L Handford noted there are rights of renewal. Cllr Lintern asked if there is a cost to get the lease, L Handford confirmed there will be legal fees and there will be a pepper corn rent, which would be stated in the lease. L Handford will forward a copy of the draft lease to the Parish Council in due course.
- Cllr Taylor asked if the car park would be built first, this was discussed. It was agreed that the car park really does need to be built first. L Handford discussed conditions relating to this. It was felt the car park really does need to be built way before the end of the development and there needs to be a condition for this.
- 7 house numbers and 24 25 26 27 anything below that level, then the car park should be built.
- Cllr Lintern asked if there was a way for the priority to be given to Stoke Ferry families. L Handford noted that due to Borough Council policy this would not be possible. However, Freebridge would not have a problem if this was asked for from the Borough Council.
- Member of the public discussed the road and the egress – this was discussed, and a map was shown to the member of the public. It was noted that there could be problems with parked traffic. L Handford explained there will be a traffic management plan which will address all issues and if there are any changes the Parish Council will be kept up to date. The site manager will be able to have close contact with the Parish Council and Village Hall committee.
- Cllr Stocking asked if a conservation list is employed to protect wildlife using the site as hedgehogs are using site. There will be regulations on when site can be cleared.
- Cllr Stocking asked if native species of plants will be put on site, will there be hedgehog fencing? C Pursey confirmed there will be. Freebridge will employ landscape architect.
- Cllr Lintern felt it was nice to see a mix of building materials and overall look has been much nicer than the original plan which the Parish Council is thankful for.

Cllr Lintern propose to approve the plan with all comments/conditions, Cllr Robinson seconded, with 5 in favour and 1 Cllr abstained.

L Handford and C Pursey were thanked for attending to answer questions.

It was noted that there is a consultation event on the 13th September.

c) 23/01404/LDP Application for a Lawful Development Certificate for a proposed Detached House. Lavender Cottage Lynn Road Stoke Ferry King's Lynn Norfolk PE33 9SW

Cllr Lintern outlined the purpose of the application. Cllr Lintern proposed that because it is outside the development boundary this should be considered as a full planning application, this was seconded by Cllr Taylor, and all agreed to object to this application if possible.

160/23 To approve next meeting will be the Ordinary Parish Meeting on Wednesday 20th September 2023 at 7.00 pm in the Stoke Ferry Village Hall

The date and time of the next meeting was noted.

161/23 To resolve on moving into a closed session, on the grounds of confidentiality in accordance with the Public Bodies Admission to Meetings Act 1960 s.1 (2)