

CASTLE ACRE PARISH COUNCIL

Minutes of the extra Parish Council meeting held in the village hall on Thursday 23 August 2018

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice-Chairman
Mr Hubbard (TH) Mrs H Breach (HB)
Mrs S Moister (SM) Mr M Tate (MT)

In attendance: Ms L Roast (Clerk) and 1 member of the public

Apologies: Mr G Middleton (County Councillor), Mr J Moriarty (JM) (Borough Councillor), Ms C Williams (CW), Mr S Allen (SA), Mr N Patrick (NP)

49. Planning

18/01423/F - demolish conservatory. Extension to provide living area and bedroom with ensuite. Erection of bike shed at Woodbine Cottage, St James Green.

Councillor Helen Breach declared an interest.

Cllrs inspected the plans. All agreed to support the application but with the additional comments, as below.

- 1) The proposed wood burner flu to be black rather than silver, making it less visible and more sympathetic with the dwelling and its surroundings.
- 2) The proposed balcony to have a simple black surround railing to make it visually unobtrusive and more sympathetic with the dwelling. The Council notes that there may be issues with overlooking other properties, although in their opinion these are minimal.
- 3) The flint wall to the east of the property on St James Green to be re-instated as this was removed without planning permission.
- 4) The Parish Council would like to ensure that all walls in the current dwelling are checked by a structural engineer before any planning permission be granted.

18/00912/A - advertisement application: 2x internally illuminated fascia signs, 1 x non illuminated fascia sign and 3x non illuminated signs at SPAR Back Lane,

The Parish Council supported the retrospective application for these signs but will request that if further large self- adhesive signage is added at a later stage by the shop owner, as opposed to SPAR, that it should be subject to planning permission.

18/01053/F Proposed dwelling adj: To Lime Kiln Cottages, Cuckstool Lane

This planning application will be reviewed at the Borough Council's Planning meeting on 3 September. After considering the planning officer's report to the Committee, Cllrs unanimously agreed to continue objecting to this application. Martin Tate agreed to attend and to present the Council's arguments against approval.

Posted below for the record is the statement read out to the Committee, though this was not seen or approved by Cllrs at the meeting on 23 August but accurately reflects the Council's views.

CAPC has objected twice to this application, its first submission is not fully reflected in the planning officer's report, in particular his posted statement 'site clearance can be done without

the need to provide a dwelling, thus the dwelling itself needs to provide some form of public benefit on its own to satisfy paragraph 134 of the NPPF – a view wholeheartedly supported the the PC.'

A Conservation Advisory Panel report has not been publicised; a summary in relation to one design aspect only is presented. The P.C have raised a number of issues relating to conservation and these remain unaddressed.

A building isn't necessary to improve views of the Castle Walls. Careful management of the area would achieve this. This proposal initially opens the view, then clutters it with parking spaces, cars and a building, hardly an enhancement of views to the Castle or those within the Conservation Area.

Current 'detractors' highlighted in our Conservation Document cite "overhead cables, poles and car parking". This proposal has all and fails to address them, it reinforces the presence of these detractors.

The provision of a turning bay on private property presents as 'incongruous' and an interpretation of guidelines to facilitate a build, rather than to 'protect the character of the area'. The build and turning circle will, detrimentally, attract more traffic movements to a narrow lane.

Repeated amendments to fenestration and position within the curtilage bear testament to the 'conservation setting' being inappropriate for this building. Changes made to satisfy neighbours, Highways and the Parish Council ultimately result in a proposal incompatible with Conservation Guideline. Quote, "... the special quality of conservation areas can easily be eroded by unsuitable replacement windows...", in this case unsuitable windows are accepted within the design!

If decisions are required between protecting Conservation Assets or the potential for 'overlooking' neighbours, we feel that the 'visual character of the village' should take precedence. In fact the Design and Access document states in the Appearance and Response to Heritage Asset section, "...dormer windows above" but this has not been delivered.

*The site size has been significantly reduced because of the Castle's proximity and existing settlement lines, resulting in a dense and cramped proposal. The major conservation objective is "to protect and reinforce the **established** special character of Conservation Areas and to protect from "development that adversely affects views into or out of the area".*

The view from Cuckstool Lane is much discussed but little is mentioned about the negative impact on the public views from beneath the Castle Wall, and from the earthworks.

The PC strongly believe the proposed dwelling flouts conservation criteria, offering no benefits to the public at large, especially as Castle Acre is already meeting the housing provision targets within the current Local Plan.

A site visit would be appreciated.

Holkham Massingham Road approved reserve matters application

MH had circulated his letter to the Executive Director of Planning highlighting the PC's concerns about the contents of the planning officer's report approving this application. Due to holidays, a reply is not expected until after 29 August.

50 Holkham - Castle Acre Rights of Way and Open Access land

Following the exploratory meeting with Holkham's surveyor on 17 August, Cllrs agreed to support on-going negotiations to achieve:

1. Holkham to declare all the footpaths on the five parcels of land drawn on John Roff's map (shown to the meeting) as PROW.
2. Holkham to note/agree that CAPC will declare parcels of land marked 1 & 3 on the displayed map as 'Green Open Spaces' as part of CAPC's emerging Neighbourhood Plan.
3. Holkham to lease all five parcels of land to CAPC under the same terms and conditions as CAPC's rolling lease on Castle Acre Common, Emmanuel Common etc. Holkham would still be able to claim Environment Stewardship Scheme monies etc. CAPC may face costs of scrub clearance and re-seeding, particularly on land marked 4 on the map but this may be a worthwhile cost for open access. Leases for a minimum of 50 years.
4. CAPC to raise with Holkham whether Holkham will declare all five parcels of land as 'Village Greens'. However, research around the country indicates that DEFRA may not approve these as they are large areas of land outside the village boundaries.
5. To review with Holkham access to all the footpaths across Holkham's arable farmlands around Castle Acre as well as on the field margins which are governed by their current Higher Level Stewardship scheme (HLS) – now in its sixth year. There is room here for some give & take. In particular, CAPC wants a PROW declared on a new path from behind Holkham's new housing development across behind the new school and the Green King land to meet up with the track leading to West Acre Road.

51. Public Question Time – no questions.

The meeting closed at 8.30pm.

The next full Parish Council meeting is on Thursday 13 September at 7.30pm.