

CASTLE ACRE PARISH COUNCIL

Minutes of the Extra Planning meeting of the Parish Council held in the village hall on Thursday 23 February 2017 at 7.30pm:

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice-Chairman
 Mr N Patrick (NP) Mrs Sheila Moister (SM)
 Mr S Allen (SA) Mr T Hubbard (TH)
 Mrs H Breach (HB) Mr M Tate (MT)

In attendance: Ms L Roast (Clerk), 4 members of the public.

Apologies: Ms C Williams (CW)

109 Planning

No: 16/01625/F- proposed single storey extension to existing cottage to give bedroom and ensuite at Cuckstool Cottage, Cuckstool Lane

Cllrs agreed to support the design and building materials. It was noted that BCKLWN's Conservation Officer had no objections. MH proposed CAPC 'Support' the application. All agreed but with the addition of a note to highlight that the paperwork attached to the application was inaccurate i.e. the extension will be visible from the street view. It appears that the Conservation Officer may have based her agreement solely on the application form.

No: 17/00123/F - retrospective application for conversion of integral garage to residential accommodation to be used solely as accommodation ancillary to and in connection with dwelling at Egerton House, 4 Back Lane

Cllrs Mr Tim Hubbard and Mrs Helen Breach declared a conflict of interest and withdrew from discussion.

The applicant gave verbal reasons for application: her garage was built to domestic living standards and converted in 2012 to accommodate her parents. Having taken advice from both the Revenue dept. and Planning dept. at BCKLWN, the applicant was advised to apply for permission to clarify the use of the converted area as ancillary use only in connection with the dwelling Egerton House only, confirming that it will not be let as separate accommodation.

MH proposed CAPC 'Support' the application. All agreed.

No: 17/00227/F Conversion and extension to existing garage block to form new dwelling at Land Rear of 1 St James Green, Castle Acre, King's Lynn, Norfolk

Before Cllrs considered this application, MH invited the three neighbouring residents attending to state their objections, as summarised:

Negative effect of the proposal on the character of the area, being sited just behind a Victorian terrace and clearly visible from the road, contrary to the application form. Unsympathetic and overbearing design, too large for the area. No indication of the height or materials. A backfill application in a garden area. Narrow access drive without a turning circle, a squeeze to get into the space already, this proposal will exacerbate the problem. Parking is already a problem in this area - the proposal includes making the applicant's current dwelling into a holiday home, which will exacerbate the parking problems. The applicant has allowed two parking spaces for the proposed dwelling and one for the holiday home – at the moment the applicant has three cars. No consideration has been given to the access sight lines when the parking is bad and cars are parked on the Green. The appraisal

by Acstro is inaccurate and the diagram for sight lines fails to show the presence of a large horse chestnut tree in the apex of the Green. At the preliminary consultation, the Highways Officer expressed his concern about an increase in traffic using the driveway which adjoins the North Street/Orchard Lane junction – residents agreed.

Also noted that the planning application form is seen as inaccurate - e.g. it refers to two bedrooms but the drawings show three; there is a water course 20 metres from the site; there are hedges adjacent to the property which would need to be preserved; the dwelling would be within the Conservation Area; there would be further vehicle movements following conversion of the garage; CIL asks if the application involves new residential floor space – the answer should be ‘Yes’ not ‘No’.

Councillors reviewed the application and noted that should the application be approved, the trees would require a preservation order. How difficult it would be to park with the crown of the trees in their current position, hence the position of the dwelling at the back of the plot running alongside the boundary hedge. Cllrs are of the opinion that the proposed dwelling is far too big and overbearing for the plot and could be considered as a backfill development. The applicant would need a new Right of Way for the holiday cottage parking.

MH proposed CAPC ‘Object’ to the application. All agreed. CAPC submission to BCKLWN is as below.

**Ref. no. 17/00227/F – Submission to BCKLWN
Conversion and extension to existing garage block to form new
dwelling at Land Rear of 1 St James Green, Castle Acre, King's Lynn, Norfolk**

Castle Acre Parish Council unanimously voted to object to this application.

There was general concern re misleading information on the planning application form - numbers relate to the questions on the form:

No. 6 There will be creation of new rights of way along the existing access. The existing right of way belongs to 1 St. James Green will be retained as it is proposed that 1 St. James Green will park a car on the proposed site, (see answer to question 10), therefore new rights have to be created for the new dwelling.

No. 9 There is no indication of colour or materials

No. 11 Package treatment plan - where will this be discharged

No.12 There is a water course within 20metres of the proposal - this has been answered ‘no’

No. 13 On Defra maps the land contiguous with the site to the rear is a designated site - this has been answered ‘no’.

No.15 There are trees and hedges adjacent to the site - this has been answered ‘no’.

No. 17 ‘Market housing - proposed’, indicates two bedroom proposed dwelling but the plans show three bed property

No.18 The garage (non-residential building) is being lost - this has been answered ‘no’

The site is outside of the Development Boundary of Castle Acre see Inset map G22 Castle Acre (page 219) of The Site Allocations and Development Management Policies Plan Adopted September 2016.

The development does not comply with Conservation Objectives as set out in the Conservation Character Statement. The donor site is within the Conservation Area and built environment type C and the site is within the Conservation Area.

1. The new development is not sympathetic to the special qualities and character of the conservation area.
2. Does not protect the setting of the conservation area and will effect the views in the area
3. The development will inevitably require the irrevocable removal of the trees on the site which will adversely affect the setting of this corner of the village. The proposed dwelling

is under the existing spread and will be shaded by the trees. Fears over the safety of the tree are also likely to be heightened (bearing in mind the damage to be caused during construction). It is likely that the dwelling will be dominated by the trees and would very probably result in demands for their removal or substantial reduction. It may be difficult for the Borough Council to resist such demands if permission were granted for this dwelling. Protection for the tree has been recommended during construction work with fencing placed parallel with the crown of the trees. This will create an obstruction to the right of way and access for residents of Orchard Lane cottages.

There is a considerable parking issue in the vicinity. The parish council agrees with the Highway Officer's opinion: "I have concerns that the point of access would be located within a highway junction and I would recommend refusal of an application as I believe that additional traffic conflicts with the junction would result."

Extra traffic at this junction will exacerbate the existing problem where visibility is poor and frequently blocked by cars parked in all directions. At full residency, vehicles are forced to reverse out of the narrow access to the site into the junction which is exceedingly dangerous. The proposed dwelling is an infill that will be viewed between between a row of early nineteenth century historic cottages of Orchard Lane and a row of 1980's terrace houses of North Street. The proposed dwelling will be an unwarranted intrusion.

Staggered awkwardly in roof height to avoid the trees, and pushed against the south boundary, the dwelling runs parallel to and dominates the garden of no. 10. The west elevation (front) has an oversized dormer with a small window and is not attractive. The inclusion of a blank window is a desperate indication of trying to improve a plain wall. There are further unfortunate blank walls at first floor level to the south elevation which will be visible from the rear gardens of North Street properties.

The proposed dwelling for three bedrooms (all with ensuite), is back land infill that will not enhance the conservation area.

No: 17/00218/F - proposed siting of temporary buildings to act as shop during construction of new shop development at Costcutter, Foxes Meadow.

Cllrs considered the plans and saw a photograph of the type of storage containers to be placed in the shop car park for up to three months— one as a temporary shop and one as storage. MH proposed CAPC 'Support' the application. All agreed. Noted the paper bank will be temporarily moved to the Ostrich car park at the end of March.

No: 17/00210/F - demolition of existing lean to porch to front of property. Addition of new-pitched oak framed porch to front of property. Rear lean to extension off existing study Lime Kiln Yard, Cuckstool Lane.

Councillors considered the plans. The front porch design is considered more in keeping with the style of the dwelling. MH proposed CAPC 'Support' the application. All agreed.

No: 17/00239/F - removal of existing garage and replace with new garage The Old Post House, Newton Road, Castle Acre, King's Lynn, Norfolk PE32 2AX

Councillors considered the application. The new garage is viewed as a better build and fit than the current garage which is very dilapidated. MH proposed CAPC 'Support' the application. All agreed but with a note to be careful about placement of gutterings as the pitch of the roof is tall and the gutters may overhang the adjoining garden, if not carefully placed.

The meeting closed at 8.20pm.

The next full Parish Council meeting on Thursday 9 March at 7.30pm in the village hall.