

CASTLE ACRE PARISH COUNCIL

Minutes of the Parish Council extra planning meeting held in the village hall on Thursday 21 June 2018

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice-Chairman
Mr T Hubbard (TH) Mr M Tate (MT)
Ms C Williams (CW) Mr S Allen (SA)
Mrs S Moister (SM)

In attendance: Ms L Roast (Clerk), Mr J Moriarty, Borough Councillor (JM) and three members of the public.

Apologies: Mrs H Breach (HB), Mr N Patrick (NP)

35. Re: Proposed dwelling 18/01053/F next to Lime Kiln Cottage, Cuckstool Lane

The plans were displayed and Councillors considered the application to build a three bedroom dwelling in the overgrown land next to Lime Kiln Cottage. E-mails posted by the immediate neighbours on the Borough Planning website were read out. MH summarised the Heritage, Design & Access Statement. He also referred to the pre-planning review that recommended refusal on the basis that *'the proposal meets paragraph 55 of the NPPF and it would be up to the agent to demonstrate why domestication of the countryside through the provision of a garden to this property would result in a proposal that is compliant with the development plan policies and the provisions of the NPPF. At present the proposal does not appear to be a direct form of enabling development, the applicant is not Historic England, rather more an individual member of the public. However 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'*

MH then invited comments from the neighbours attending.

Neighbours expressed their concerns about the trees on the site due to their lack of maintenance. However, in general the neighbours are in favour of the application. Cllrs commented on the uncertain definitive boundary, drainage, position of the dwelling, design, access, electricity supply and landscaping. Each area will be reported in detail to the Borough as Comments to the PC's official response (pasted below in these Minutes).

TH stated that this planning application should not be supported just as a development opportunity. He is uneasy about the amount of trees that would be felled if the application went ahead. Defining the boundary with the Heritage Castle must be agreed by all parties.

MH proposed a motion in Support of this application. Four Cllrs voted to support, one abstained, one voted against. The motion was carried.

Submission to the Borough Council on proposed dwelling 18/01053/F next to Lime Kiln Cottage, Cuckstool Lane, Castle Acre

SUPPORT

Castle Acre Parish Council supports the application of the proposed development on this unique site which sits adjacent to the Castle. The proposal is in keeping with the characteristics of the older houses in the area with one exception (see 3. Design). The proposed dwelling uses a suitable mix of materials for the Conservation Area. The Council questions why no dimensions are shown on both

the ground and first floor drawings. Although the Parish Council supports the proposed dwelling, sited as Option 2, the Council wishes the Borough to impose the following conditions.

1. Boundary The eastern boundary at Cuckstool Lane must be accurately established and confirmed with both landowners. The two plans submitted, B and C, show different boundaries. We suggest both Historic England and the Historic Environment Service are invited to undertake and confirm the boundary measurements. No building or clearance work should go ahead until the boundary is established.

2. Drainage This area of Cuckstool Lane is subject to flooding as the current system cannot manage the volume of water in wet weather. Water flows down Bailey Street and floods the area around the plot. The drain in front of Lime Kiln Cottage has a pipe which comes to an end on the proposed developments land, thus currently using the plot as a soakaway. Once built on, the proposed dwelling will exacerbate the problem. This drain needs to be linked into the main drainage system and extra drains added as necessary.

3. Design The current proposed dwelling shows two dormers and a skylight at the front with two skylights on the back. The skylights will be visible from both the Castle ramparts and from Cuckstool Lane. To keep the design in keeping with the traditional buildings in the area, these should be changed to Dormer windows.

4. Access Vehicles have limited turning space in Cuckstool Lane. The new dwelling should not reduce this space.

5. Electricity supply The current proposal does not include details of the proposed electricity supply. With the removal of the trees and the opening up of the view of the Castle wall, the overhead cables and the pole will become more obtrusive and inappropriate for the Conservation Area. Should the new connection now be underground? Details need to be confirmed.

6. Landscaping Special care needs to be taken in setting and softening the proposed development into the landscape. Part of the proposed application includes mention of opening up the views to the rear wall of the Castle. Covenants should include that any trees planted on the plot should not restrict that view and a perimeter hedge of at least 2 metres be planted and never be removed. Any current hedging on the eastern boundary must be retained and not replaced at any time by a wall or fence. There is currently a flint wall to the western side of the garage which is proposed to be demolished - this needs to be reviewed by the heritage bodies. The Parish Council requests that the Borough Tree Officer's opinion be sought, as, if the application is approved, around 20 mature trees will be felled.

7. Heritage All heritage considerations should be strictly adhered to. The Castle wall in the garden of the proposed dwelling must be maintained by the owner/resident in line with Historic England's demands on the residents of Lime Kiln Cottage.

8. Building works The clearance of the site and building work should not in any way obstruct the road to ensure vehicle access for elderly residents. To avoid noise, dust and disturbance - as well as road closure - the builder must have a " good neighbour policy" during construction.

Notes: It was noted that out of date and misleading photographs have been used on the Design and Access statement document, some downloaded from Google Street View dated around 10 years ago.

The meeting closed at 8.35pm.

The next full Parish Council meeting is on Thursday 12 July at 7.30pm.