

## CASTLE ACRE PARISH COUNCIL

### Minutes of the Parish Council Special Planning meeting held in the village hall on Thursday 30 November 2017:

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

**In attendance:** Ms L Roast (Clerk), and two members of the public.

**Apologies:** Ms C Williams (CW)

#### **72.     Holkham Massingham Road housing development –**

MH welcomed James Bracey (JB) and Laurence Davies from Holkham Estates along with John Weston (JW), Architect saying how pleased the PC will continue the consultation on the development.

JB: introduction. Continual tweaking of the plans from the last meeting with the PC and Holkham had responded to the PC’s comment for no more executive homes by deleting the five bedroom property from the plans – plans now show five x 3 bed dwellings, four x 4 bed dwellings and two x 2 bed affordable dwellings. Plots had been reduced in size slightly and re-jigged. Further two options were presented to increase the number of two bed dwellings –

**Option 1:** extra four x 2 bedroom dwellings

**Option 2:** extra six x 2 bedroom dwellings

Both options are planned in top northwest corner of the site. No planning application agreement yet sought for these. If accepted, there would be an incremental gain of one affordable house on the site. The PC agreed that Option 1 would be most successful in the space available. These houses could be under shared ownership or rented to improve the housing stock for the village.

The original application was accepted by BCKLWN before the CIL levy came into operation – Holkham is as yet unsure whether a new application for the four extra houses would be considered a variation or whether it would be a new planning application which would then be subject to the CIL levy. CIL levy gives a payment of £40 per square metre to be used for village amenities.

JB clarified that the current two x 2 bed affordable home dwellings on the Massingham Road entrance to the new development were being considered for nomination rights. These would be controlled by Freebridge or similar to go to villagers or villager’s families. The designs had been altered slightly with the proposed dwellings traditional built in a two red tones of red bricks but with the added addition of some flint panels to be created in a traditional manner with the flints close together and quality whole flints used to echo the traditional vernacular. JW said that careful detailing and quality materials would be used on the designs. Soft landscaping intrinsic with ideally, native trees – all dwellings had a good use of space – repeated gable ends to roadside give rhythm to the scheme – view from West Acre Road important.

A typical 3 bed unit was described – generally red brick - more than one brick to be used to give texture – clay pantiles on roof – flint panels and painted brick panels included – recessed entrance to dwelling – brick chunky sills with windows recessed by 100mms –

looking at double glazed composite windows with aluminum on outside and wood on inner, light grey to compliment the red bricks – gable details minimal to minimize maintenance – air source heating – windows and flint panels may have traditional coins around them to make them aesthetically valuable to echo the traditional vernacular. or may be more contemporary. Larger houses only to include wood burners.

TH asked about sewage pumping station access to mains – JB thought the access could be along Massingham Road – Anglian Water would need to confirm. TH noted that the entrance road looked quite small – after discussion it was agreed it complied with Highways stipulations.

It was pointed out that the listed hedge was missing from a part of Hollham’s plan – JW said that this would be restored to the site plan. Perhaps plot three should be deleted because of the difficult shape of the site. Site would have minimal lighting. Discussion went on to include what would be the front boundary of the Massingham Road plots – it was agreed that soft planting of a hedge would be best.

JB stated that Holkham would try to accommodate the residents whose gardens back onto the site and would be contacting them at a later date, but did say that in fact they have been/are walking on a field margin.

MH summarized and asked if the Councillors were happy with:

- 1) Number of dwellings? Yes
- 2) Supportive of four or six extra 2 bedroom properties? Councillors agreed with four.
- 3) Dwelling design? Councillors agreed that design by committee was not feasible and trusted Holkham to come up with the best options.
- 4) More affordable housing? Councillors were pleased at the outcome.

JB agreed to send the Clerk PDF’s when the designs had been finalised. JB stated that building might be scheduled for the late Spring 2018.

MH thanks Holkham for coming to the meeting and said that a further meeting may be needed in the first 3 months of 2018.

**73. 17/02047/F - Variation of condition 2 of planning permission 16/00006/F:  
To amend previously approved drawings to reduce scale of store and garage  
and remove the studio area at Valley Side, Chimney Street, Castle Acre  
King's Lynn, Norfolk**

Councillors looked at the plans and agreed to support the application saying that the proposed buildings were sympathetic to the locality of the plot.

**74. Norfolk Vanguard Offshore Windfarm – onshore landline consultation**

Underground Cables reach as far as Necton – disruption may be additional road traffic. Councillors agreed to a response letter to be drafted by MH.

**75. Public Question Time**

Resident on Neighbourhood Plan committee is collating information from the village questionnaire on possible development sites in case the Borough Council make representations as to the preferred sites because of the extension to 2026 of the Local Plan. Information to be sent to MH.

The meeting closed at 9.10pm.

The next full Parish Council meeting is on Thursday 14 December at 7.30pm in the Village hall.