

CASTLE ACRE PARISH COUNCIL

Minutes of Parish Council planning meeting held in the village hall on Thursday 29 August 2019

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice-Chairman
Mr Hubbard (TH) Mrs H Breach (HB)
Ms C Williams (CW), Mr S Allen (SA),
Mr N Patrick (NP) Mr M Tate (MT)

In attendance: Mr J Moriarty (JM) (Borough Councillor, two members of the public

Apologies: Mrs S Moister (SM), Linda Roast, Clerk.

49. Planning

19/01394/F - extension to rear of dwelling and extension above garage – Jokers, Bailey Street, Castle Acre King's Lynn PE32 2AG

Cllrs reviewed the proposed site and elevation plan for both extending the property and building on top of the existing garage block that faces onto Pales Green, opposite Church Hill House. MT read out the posted comments of the Borough's Conservation Officer objecting to the plans. Cllrs also learnt of written objections from the residents in Church Hill House which stated that:

'Part of the application proposes the construction of a studio above the garage. The proposal shows a large dormer window facing my property at first floor level. As proposed the window is directly opposite the window in my main bedroom and looks directly into my bedroom from a distance of approximately 20 feet. I consider this a gross invasion of my privacy and totally unacceptable.'

The residents were present at the meeting and voiced their objections to the application.

MT read out an e-mail dated 29 August which explained that the applicant has taken into account the strong reservations of the Conservation Officer and will be posting amended plans in due course.

Cllrs agreed that they should still respond to this application. LF proposed the PC objects, TH seconded, all agreed.

The following was sent to the Borough:

OBJECT

Castle Acre Parish Council (CAPC) fully concurs with the posted opinion of the Borough's Conservation Officer in rejecting the extension to the garage as currently proposed because it fails to preserve or enhance the street scene and causes harm to the significance of the Conservation Area as a designated heritage asset. In particular, the increased height of the building (two thirds higher than existing); the large dormer window which is not at all characteristic of the area and overlooks the first floor bedroom window of the property

opposite (Church Hill House); the prominent glazing and stairs on the eastern side which are alien in the street scene; excess timber boarding in a Conservation Area and an unacceptable use of composite material.

In addition CAPC objects to the apparent retention of the ugly metal up and over garage doors and calls for new ones more in keeping with the Conservation Area. We also suggest the applicant investigates the foundations below the existing garage block as they may not be adequate for the greater weight of the proposed new structure.

CAPC is aware of the draft amendments to the garage plans which were not posted onto the Borough website in time for the PC meeting on 29 August 2019. CAPC reserves the right to comment on any revisions to the above application and requests that it be given time to consider these at its next full Parish Council meeting on Thursday 12 September.

This application does not comply with:

LDF Core Strategy

CS06 - Development in rural areas - promote sustainable communities and sustainable patterns of development.

CS13 - Community & Culture - the form, design, location and layout should enhance community wellbeing by being accessible and inclusive; being adaptable; being locally distinctive

National Planning Policy Framework

NPPF12/124. The creation of high quality buildings and places is fundamental to what planning and development should achieve. Good design is a key aspect of sustainable development, creates better places in which we live and work and helps make development acceptable to communities.

NPPF12/127. Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping are sympathetic to local character and history; establish a strong sense of place.

MH commented that the expected variations to this application must be considered by the Parish Council and, hopefully, at its next full meeting on 12 September.

51. Public Question Time – no questions.

The meeting closed at 8.00pm.

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