



Castle Acre Parish Council
Clerk: Ms Amy Hart, 9 Orchard Lane, Castle Acre, Norfolk, PE32 2BE
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Minutes of extraordinary Parish Council Meeting for planning, held at Castle Acre village hall on 20th July 2023 at 7.30pm.

Present: Cllr Laurie Fisher- Chairman, Cllr Neil Patrick – Vice Chairman, Cllr Sean Allen, Cllr Tim Hubbard, Cllr Liam Manson, Cllr Sheila Moister.

In attendance: 6 members of the public

51. Apologies: The Council accepted apologies from Cllr Jim Moriarty & Cllr Alistair Beales.

52. Declarations of interest

None

53. Planning

Ref: 23/01006/F - Ran Revir, Bailey Street, Castle Acre

VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00341/F:

- Proposed rear - extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport at Ran Revir Bailey Street Castle Acre King's Lynn Norfolk PE32 2AG . Comments to be lodged by 31st July, 2023.

The Council reviewed the amended plans for the application and discussed them at length. They noted that the revised plan has a substantial increase in its size and scale including the insertion of a second storey, compared to the current approval, which they felt would adversely impact on views of the Castle and the adjoining Conservation area. They considered that the significant increase in the amount of cladding and glazing would also be detrimental to the Conservation Area. Additionally, they felt that the choice of external materials was not in keeping with neighbouring properties.

The Council had no issues with the slight increase in dimensions of the 'cart shed' garage design. However, they felt that traditional wooden doors should be utilised rather than the proposed roller doors, to combine to greater effect with the clay pantiles.

Concern was raised that the decking extends to the edge of the river and this would have a detrimental impact on the ecology of the riverbank of this SSSI. The Parish Council have adopted the National Association of Local Councils' 'dark skies' policy and would like this to be taken into account during consideration of this application, particularly as it is in such an important location in the Conservation area and adjacent to the SSSI.

Due to the significant detrimental effects on the Conservation area the Council voted unanimously to Object to the application.

Ref 23/00756/F – Holkham car park, Priory Road, Castle Acre – 26/06/2023

- In response to updated location/scale maps the application is now complete and due to be determined by 21st August, 2023.

The Parish Council had briefly discussed this application, and objections raised by NCC Highways and residents at its July meeting on 13 July 2023. The Clerk had obtained clarification from the Borough planning department that the Council were not required to comment on the application.

Cllr Moister reiterated that the PC, as 'owners' of the Neighbourhood Plan were there to support the NP as voted for by the majority of residents of CA. It was the role of the Planning Officer to grant or reject the proposed site, not the role of the Parish Council. Cllr Moister felt intimidated by The Chairman's email, stating his position to withdraw the application prior to the meeting. The Chairman apologised to the Council, but however felt that due to the road safety issues highlighted by the Highways department that the Council should withdraw its application. The Council then discussed all the key issues raised by the proposal, road safety implications, environmental concerns, the potential effect on traffic flow and on-road parking and other potential carpark locations. They also considered how the Neighbourhood plan should affect their decision making based upon this legal document and one that should have been and continue to be supported by the Parish Council.

The Chairman opened the discussion to the members of the public. Five of the members of the public objected to the proposal and highlighted their concerns about road safety, ecological impacts as well as increased traffic flow and other potential detrimental effects on the current rural environment. One member of the public stated his opinion that the Parish Council were obliged by the Neighbourhood Plan to support the application. He also stated that any councillors that lived near to the proposed site had a non-pecuniary interest, and were thus in breach of the Parish Councils' code of conduct.

In light of these comments, Cllr Hubbard said he felt it was prudent to take no further part in discussions. The Chairman felt that in light of his strong personal views on the application it would not be appropriate to continue on the Council, so he stood down from the Council, handed the Chair to Councillor Patrick and left the meeting.

Vice-Chairman Patrick thanked residents for their comments and confirmed that the decision of the PC would be to add no further comment to the application and allowing Borough to submit their decision in due course, by 21st August 2023. To continue to support the NP, the application would however, not be withdrawn by the PC. If in the event that the application were to be approved, the PC would take time to reconsult with residents.

The meeting was closed at 9:11pm

54. Public Questions

The car park planning application was discussed during the meeting and no other issues were raised.

Cllr's break for August with the next meeting: Thursday 14th September 2023 19:30 in the CA village hall.

Signed.....