

**MINUTES OF SALHOUSE PARISH COUNCIL PLANNING MEETING
HELD ON WEDNESDAY 31st MARCH 2014.**

**In
OFFICE, JUBILEE HALL, LOWER STREET, SALHOUSE.**

2014 PRESENT: Cllr. C. McCormick (Vice Chairman), Cllrs. N.Taylor, N.Ball and Cllr. Mrs L. Fielder. Clerk Mrs. D.R.Wyatt) and three members of the public.

Vice Chairman Cllr. C. McCormick chaired the meeting in the absence of the Chairman.

613 APOLOGIES RESIGNATIONS CO-OPTIONS AND ELECTIONS.

613.1. Written apologies were received from Cllrs Mrs S.Blow and S. Heard and accepted by the Council.

No apology received from the Chairman Cllr. C.Dady.

613.2 Co-options

There were no co-options.

613.3 Resignations

There were no resignations.

614 DECLARATIONS OF INTEREST (Agenda items only)

Members are invited to declare interests as required by Salhouse Parish Council Code of Conduct adopted on 2nd July 2012.

Note: Councillors now required to declare Disposable Pecuniary Interests (DPI's) rather than prejudicial interests and non-pecuniary interests (NPI's) rather than personal interests.

There were no Declarations of Interest.

615 MINUTES OF PREVIOUS MEETING.

There were no minutes to confirm from previous meeting.

616 MATTERS ARISING – from previous minutes

There are no matters arising.

617 CHAIRMAN'S REPORT (not including items on Agenda)

There was no Chairman's report.

618 PUBLIC PARTICIPATION (Standing Orders suspended)

To agree to adjourn the meeting for up to 15mins. Each speaker allowed a maximum of 3 mins:

Mr. S.Piper acknowledged that he had forwarded a letter of objection to BDC also.

619 PLANNING APPLICATIONS & REPORT

619.1 AGREE and RESOLVE upon the following applications and/or matters:-

PA 20140341 - Land Adj. Holly Tree Cottage, 74 Lower Street, OPP for detached dwelling

The Chairman explained everything below in detail to those members present.

CORRESPONDENCE RECEIVED

– letter of objection dated 9th March from Mr and Mrs J.Kirby, 72 Lower Street

PARISH COUNCIL COMMENTS

The Parish Council has reviewed PA20140341 and its associated documents. The Parish Council has also reviewed its own response to the previous PA20120136, together with the Planning Inspectorate's report of January 2013 which refused an appeal by the same applicant.

Salhouse Parish Council does not consider that there are sufficient material changes in the new application to mitigate the previous concerns.

The Parish Council raises the following OBJECTIONS:

- The thatched boundary wall of Holly Tree Cottage is valued by the community as an important and unique feature within the Conservation Area of Salhouse ; breaking into this wall and lowering the height to form a new access would irrevocably change the street scene and have a detrimental effect on the character and appearance of the Conservation area.
- The proposed new development would have a high visual impact, particularly from The Loke opposite and the hill beyond. It would have a detrimental visual impact on the street scene and dominate an area of Landscape value.
- The scale of the proposed detached 2 storey property, and particularly the height, would be an overdevelopment of this site, would not be in keeping with the adjacent properties, and would have a particularly detrimental effect on the neighbouring residential property, Loke End Cottage No.72.
- The applicant's statement which describes this as a 'brownfield site', whilst technically correct, overlooks the fact that it is an English country garden which would be lost if this development were to be permitted.
- The proposed entrance would be less than one metre from the road edge. Outward visibility would be restricted by the garages of both adjacent properties close to the road, so a visibility splay is impossible. (This is actually slightly worse in the new application by the revised position of the entrance which is now hard up against the garage of no.72). The road at this point forms a pinch point, and if a vehicle was trying to exit the new entrance there would not be enough room for two vehicles to pass.
- The design does not allow for a garage, but assumes residents will use alternative methods to the car. This assumption is naive in the extreme, and we would expect the buyer of a new property on this site would seek to erect a garage, with consequent further crowding of the site.
- Removal of the boundary wall of Holly Tree Cottage would conflict with Broadland District Local Plan Policies ENV1 and ENV16 (f), hence the wall should be retained in its present form to protect and enhance the character and appearance of the Conservation Area of Salhouse.

620 PUBLIC PARTICIPATION (Standing Orders suspended)

To agree to adjourn the meeting for up to 15mins. Each speaker allowed a maximum of 3mins. There was no further public participation about this matter.

Resume Standing Orders.

621 DATE AND TIME OF NEXT MEETING.

621.1 Next P.C. meeting is at 7.30p.m.on Monday April 7th 2014 in Jubilee Hall, Lower Street.