

North Creake Parish Council

Minutes of the Parish Council meeting of North Creake held in the Village Hall, North Creake on Thursday 3rd November 2022 at 6.00 pm.

Present: Councillors A Bunkle (Chair), J Brettingham Smith, L Fletcher, J Robinson, S Sandell, I Studd and S Harvey (Clerk/RFO).

Borough Councillor C Morley

Members of Public: 6

1. The Chairman welcomed all present to the meeting.
2. **Apologies for Absence:** Apologies were received from Cllr B Lynn which were AGREED to accept.
3. **Declarations of Interest on Agenda Items:** None.
4. **Parishioners Questions and Statements:** The agent Neil Langley on behalf of the applicants for planning application 22/00345/F, 115 Burnham Road advised that further amendments had been advised by the Planning Officer for the current application and that the plans to be considered by the Council were not the finalised version.

Neil Langley went on to explain the history of the planning application for 115 Burnham Rd and the discussions that had taken place with the Conservation and Planning Officers at the BCKLWN. It was noted that following rejection of the previous application for a traditionally designed property, a design brief for a modern contemporary property had been recommended by officers involved.

Councillors commented that a modern contemporary design would have an adverse impact on the conservation area and would be out of keeping with those existing properties on the street scene which were built in a local vernacular of brick and flint predominantly.

The contemporary design of the property, along with its orientation, positioned at a higher ground level would dominate the street scene and be overbearing on entry into the village from the north.

The Council were also led to believe by the agent, Neil Langley that Conservation and Planning Officers had asked that cladding was used as part of the design as opposed to flint. Councillors remarked that this would be out of keeping with existing properties within the village.

The Council collectively agreed that an explanation should be sought from the BCKLWN as to why the Conservation Officer proposed and thought that a modern contemporary design would be acceptable. It was noted that prior to this particular planning application there had been no indication that newly constructed buildings would use any other materials than the brick/flint and pantile design in the village. The Council wished that their views along with their bewilderment and anger that such a radical change in design had been suggested be relayed to the Planning Officer.

Both the applicants agent, Neil Langley and Borough Councillor, Chris Morley agreed to also relay the comments made by the Parish Council to the BCKLWN.

Going forward it was suggested to both the agent and applicants that a visual representation of the proposed property be prepared in order to aid the Council in visualising how this may look and form part of the street scene.

Observations were also made that there was a significant number of 'supportive' comments on the BCKLWN website in respect of the application.

5. **Planning**
 - a. Planning applications received.
22/00345/F - Proposed Replacement Dwelling and Garage (Self-Build) at Holkham View 115 Burnham Road.

It was AGREED that given the comments received that the Parish Council were unable to make a decision on the planning application. As further amendments were to be made to this planning application the Planning Officer would be asked to confirm either an extension of time would be granted or that the Council would be consulted again and given the opportunity to submit comments on the changes.

- 6. **Date of next Parish Council meeting:** Next meeting to be held on Thursday 10th November 2022.

Meeting closed: 7.05 pm.

.....Chairman

.....Dated

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