

WEREHAM PARISH COUNCIL
Minutes
Extraordinary Meeting of the Parish Council
Monday 19 June 2023 at 6.30 pm
Community Room, Wereham Village Hall

Attendance:

Cllr Joanne Bruce	JB	Chair
Cllr Jacki Hitching	JH	
Cllr Gail Koopowitz	GK	
Cllr Stephen Bradsell	SB	
Helen Richardson	HR	Parish Clerk and Financial Responsible Person

Also in Attendance:

Members of the Public: 2
Borough Councillor Cllr Sue Lintern

47/23 Openness and Transparency Notice

Was read by the Chairman.

48/23 To consider apologies for absence

Were received and accepted from Cllr Jon Marsh and Cllr Sandra Calvert.

49/23 To receive Declarations of Interest on Agenda Items

There were none.

50/23 23/00848/F To Consider Response to Planning Consultation Received: Proposed construction of 4 residential units in existing footprint of agricultural barn benefiting with prior approval including the demolition of existing agricultural barn. at Holme Oak Stoke Road Wereham King's Lynn Norfolk PE33 9AT

Wereham Parish Council considered the above application and they wish to **OBJECT** unanimously to the application for the following 5 reasons:

Objection 1

DM12 – Strategic Road Network

Material Planning Objection Applicable – Highways Issues: Traffic generation, vehicular access; highway safety.

As with all the previous applications for this site, whether they be Class Q or a Planning Application it should always be refused permission in relation to DM12 for this site, most crucially regarding Strategic Road Network.

The entrance and exit to the site are highly dangerous for any vehicle let alone cars from four properties with the addition of visitors and deliveries. They will be coming out onto the A134 where traffic exceeds the speed limit consistently with a blind bend and pedestrian crossing within stopping distance of cars at that speed. Children are collected from the local high school at the bus stop on the other side of the nearby crossing, also being the main crossing area for a large part of the village at The Row and Queens Close.

Wereham Parish Council would like to point out in the strongest terms that they did comment at the time of the Class Q application raising issues on the safety of highways and were told verbally that they had until the 21st November 2021. The PC submitted our views on the 17th November, however the determination date was brought forward in order to make conditions on the site and our comments were not registered. The fact that Wereham Parish Council were unable to object does not mean that it didn't object, it just was not able to due to the process.

Objection 2.

Not being in accordance with DM2 Development Boundaries.

Material Planning Objection Applicable: Outside of the Development Boundary for Wereham.

There is no point in having a development boundary that is there to be protected by policy by the Borough Council and Parish Council if applications can be brought forward to breach that condition. It simply sets a precedent not only for Wereham itself, but for the surrounding villages and the whole of West Norfolk.

Furthermore, it could be suggested that any applications that have been rejected in the past by any developer in this way could then be able to bring them forward again or on appeal.

The Parish Council strongly feel that boundary lines were put in place for good reason especially along the back line of all the houses and agricultural buildings which benefit from large areas of land/gardens along Stoke Road which run the length of the Strategic Road Network of the A134 as in objection 1. These boundaries help avoid development encroaching on the countryside.

Objection 3

Not being in accordance with DM5 – Enlargement or Replacement of Dwellings in the Countryside.

The Development is not in accordance with the principles of DM5.

The character and beauty of this West Norfolk Countryside needs to be protected in accordance with Core Strategy Objective 28 and Policy CS06. There is no shortage of or housing need in Wereham due to the lack of amenities.

The proposals for replacement dwellings are not of high-quality design and will not preserve the character or appearance of the street scene or area in which it sits especially with the number of cars on the site. This is a proposal which will oppress and adversely affect the amenity of the area or neighboring properties.

Objection 4

Material Planning Consideration Applicable: Deficiencies in social facilities e.g., spaces in schools

It is reported that from this September 2023 in take at the catchment schools for Wereham being Stoke Ferry Primary School were oversubscribed by 17 places and Downham Market Academy (Secondary School) oversubscribed by 60 places of which they could not accommodate. Wereham unfortunately falls within no man's land. Children who live in Downham Market and Stoke Ferry will be given first refusal on places. In the very near future, it will be impossible to gain a school place without driving 30 minutes which is very much like the reported issues for those children in the local news in Outwell. Further serious issues are the approval of around 200 homes in Stoke Ferry and around 500 plus in Downham Market. They themselves will be seriously struggling to have enough places for their own catchment let alone taking children from our village. This was one of the reasons we were told as a Parish that no further development would take place as we had delivered on our quota.

In addition to school places, there are no dental places in the local area for new residents and the Doctors at Boughton and Downham Market are stretched. Wereham has seen movement from those outside the local area so it is likely these will be new residents to the area that simply cannot be accommodated.

Objection 5

Not being in accordance with DM15 Environment, Design and Amenity

Material Planning Objections Applicable: Loss of sunlight, overshadowing/loss of outlook; loss of privacy; noise of disturbance; physical infrastructure; nature conservation. Layout and density of building design visual appearance and finishing materials.

A development must protect and enhance the amenity of the wider environment including its heritage and cultural value.

A development must protect and enhance the amenity of the wider environment including its heritage and cultural value. This proposal will impact on neighbouring uses and further occupiers of the proposed development. It goes against the following factors for DM15

Overlooking, overbearing, overshadowing, noise, light pollution, and visual Impact In scale, height, massing, materials, and layout. It is not a suitable development because it doesn't sensitively or sympathetically site itself in the local setting and pattern of adjacent streets including spaces between buildings, it is not of high-quality design. It is therefore no considered to represent a sustainable development.

The Parish Council would also like the Access & Design statement on this application to be corrected. It states 4 dwellings and then goes on to refer to 3 dwellings with carports etc. The Parish Council feel this is not acceptable on an application like this and would like to see it corrected before the determination date.

RESOLVED: That the Parish Council submit an objection to the application 23/00848/F as outlined in this minute and Cllr Sue Lintern Borough Councillor be requested to call the application in.

51/23 To Approve Date of Next Meeting – Monday 10 July 2023, 6.30 pm in the Wereham Village Hall

The date of the next meeting was confirmed as presented.

Closed meeting: 7.30 pm