

**WEREHAM PARISH COUNCIL**  
**Extraordinary Meeting of the Parish Council**  
**23 April 2025 at 7.10 pm**  
**In the Community Room, Wereham Village Hall, Wereham**

**Attendance:**

Cllr Stephen Bradsell (SB) (Vice Chair)  
Cllr Jo Wellington-Bruce (JWB)  
Cllr Jonathan Marsh (JM)  
Helen Richardson Parish Clerk and Financial Responsible Person

**Also in attendance:**

Residents of Wereham - Public – 1  
Cllr Martin Storey, Norfolk County Councillor

**33/25 Note Openness and Transparency Notice and To Consider and Accept apologies for absence**

Apologies were received and accepted for Cllr Gail Koopowitz (GK) (personal reasons) and Cllr Sandra Calvert (Chair) (SC) (Declaration of Interest).

Cllr Sue Lintern – Borough Council of Kings Lynn and West Norfolk Councillor also sent apologies.

**34/25 Declarations of Interest: To note declarations of interest on agenda items and dispensation requests.**

There was nothing to declare.

**35/25 Planning Application Consultation To Discuss and Approve a Response in Regard to Planning Application Proposed residential development involving the demolition of existing barn complex. at Barn At E568308 N301300 Stoke Road Wereham Norfolk Our ref: 25/00561/F**

The Parish Council acknowledged its previous correspondence to the Planning Inspector regarding the same application, dated 28 March 2024, and recognised that some referenced policies had since been updated by the Borough Council.

Councillors reviewed the application and noted that many previous objections of the Parish Council remained, including concerns over the design's appearance. It was highlighted that other village developments had adhered to the established boundary, and this site should be no exception.

The Council also observed additional plans on the website indicating a strip of land designated for tree planting, though its purpose was unclear as it was not included in the main site plans.

Following discussion, the Parish Council resolved to Object to the application, using its March 2024 letter to the Planning Inspector as the basis for its response. It further agreed to submit images illustrating the proposed conditional vision splays, which it strongly believed the landowner could not accommodate due to constraints such as the tree with a TPO, an electricity pole, a neighbouring hedge, and the road's bend, ( the required condition by Highways was a splay of 2.4m x 59m southeast of the entrance).

The Council emphasised that highways concerns constituted material considerations, and the stipulated condition was essential to the application's viability. It maintained that meeting this requirement was not feasible.

**RESOLUTION: That the Parish Council Object to this planning application and the response be agreed on email. (Proposed JWB ; Seconded JM, all were in favour)**

**36/25 Date of Next Meeting**

The date of the next meeting was noted Monday, 12 May 2025 at 6.45 pm in the Community Room, Wereham Village Hall was noted – Annual Parish Meeting and Annual Meeting of the Parish Council.

8.03 pm closed meeting.