

MINUTES OF EXTRAORDINARY MEETING OF BRINTON PARISH COUNCIL

Held on Tuesday 7th February 2023 at 7pm in Sharrington Village Hall

Present: Cllr D Hyslop (Chair), Cllr R Hyslop, Cllr P North, Cllr E Harland, Cllr E O’Kane and Cllr A Brewer

Attendance: Cllr Andrew Brown - North Norfolk District Council
Karen Orgill – Parish Clerk
11 members of the public

The meeting was opened at 7pm by Cllr D Hyslop (Chair) who welcomed all to the meeting.

1. To receive apologies for absence – Cllr M Bishop (Vice Chair)
2. To receive any declaration of Interest and agree any dispensations of disclosable pecuniary interests - None

3. Public questions, comments or representations on matters connected with this Agenda

Lengthy discussions were held on NP/23/0192 and PF/23/0154. The land agent for both these applications was present. He detailed information from his planning statement, that the land for the bungalow is owned by the applicant, he highlighted the difficulty of employing/finding agricultural workers because of Brexit and stated that the bungalow (which would be a kit build house for two people) was required because the farm had been requested to double its pig unit and they intended to introduce keeping sheep. The farm, therefore, needed to employ another farm hand but purchasing a property in the area was not attainable on a farm labourers wage. The land agent also informed the meeting that the design for the barn had changed. The nature of the pig business at the moment was pig rearing/farrowing and that pigs would not be kept on the field in question but they would be rotated around to different parts of the farm. The meeting was also informed that it would be the applicants who would be moving into the bungalow, which is the subject of planning application PF/23/0154, as part of their retirement plan. The applicant and one of the sons work on the farm.

Some parishioners expressed their concern on a number of issues including; the effect of the barn and bungalow on the landscape setting, character and appearance of the Conservation area. One parishioner queried why the barn application was so large but away from the centre of operations of the farm. Another parishioner queried whether the barn could be converted to a dwelling. Concern was also raised on the additional volume of farm traffic entering and exiting the site and on Bale Road. Concern was raised that part of the hedge had already been partially cut back. The decision notice for refusal to build on the site in 2018 was read out and this largely also applied to these two applications. The application is contrary to the same policies as in 2018.

One parishioner queried whether it was necessary to live in a building on this site if pigs were rotated and that there were cheaper properties in nearby villages. It was mentioned that the applicant must, in this case, demonstrate viability under Policy HO5. Concern was raised about the impact on heritage assets in the Conservation area and whether there is archaeological material on the site, as a map from 1881, showed a roadway and property on the site. Part of both applications are in the Conservation area and the Conservation boundary passes through both. There is a legal requirement on Local Planning Authority to ensure no harm caused by either application.

Two parishioners did not object to the bungalow, as they pointed out that it would be 'one rendered building next to another rendered building', and it was a reasonable solution to an agricultural problem, it was hidden behind the hedge, believe the community and PC should reflect on change that must come to rural communities and danger of gaining a reputation for blocking change.

A parishioner also requested that the farmer who kept pigs on the field next to the Sharrington Road to Brinton clean the mud off the road more regularly, as it does present a hazard to road users.

Planning

4.1 To discuss and make observations on the following applications:

PF/23/0120 - Single storey rear extension following removal of conservatory; alterations to rear dormer and insertion of rooflights at Well Cottage, The Street, Sharrington, NR24 2PJ.

The Councillors SUPPORT the application but would prefer to see the rooflights, which are positioned one above the other, be replaced by a dormer window matching the existing dormer window in bedroom one. In line with the adopted village Conservation Area, the parish council would also prefer to see the material for the windows and doors in timber rather than upvc.

NP/23/0192 - Prior notification of proposed agricultural development - proposed storage building at Land off, Bale Road, Sharrington, NR24 2PG.

Brinton Parish Council requests further information regarding the siting, design and operational details for the above proposal in order to fully assess this prior notification. We also note that the same applicants have applied for a dwelling on this site (PF/23/0154) and request that the layout of the barn should be shown in relation to the proposed dwelling. Many of the concerns expressed on the previous application on this site in 2018 and the reasons for its refusal in 2020 apply to this application. Affect on heritage assets, Conservation and Landscape should also form part of the concerns. We agree with the comments of the Landscape Section and Landscape Officer and express concerns The full comments can be found;

<https://www.north-norfolk.gov.uk/tasks/development-management/view-and-comment-on-a-planning-application/>

PF/23/0154 - Single storey detached agricultural workers dwelling at land West of Michael House, Bale Road, Sharrington, Norfolk.

Brinton Parish Council objects to the planning application (three objecting, one supporting and two abstentions). The application is for an agricultural worker dwelling in an area of open countryside, in a Conservation village, where building would not normally be permitted. The proposal therefore has to meet the criteria set out in policy HO5 It is not considered that this proposal meets policy HO5, and it is also contrary to Policy SS1, SS2, EN2 and EN8. The majority of the issues on which the previous application from 2018 was refused, and to which the Parish Council objected, applies to this application. The planning statement provided is not entirely clear in its intention and a number of points need clarifying. The meeting was told that the applicants would be moving to the bungalow which was the subject of the application. This would be part of their retirement plan although Mr N Rivett would continue working on the farm The full comments can be found;

<https://www.north-norfolk.gov.uk/tasks/development-management/view-and-comment-on-a-planning-application/>

- 4.2 To discuss and make observations on any applications received after the date of this agenda.
None

5. Glaven Valley Conservation Area Appraisal and Management Plan – Update.
Cllr D Hyslop had previously circulated her six-page draft submission for the request to include Sharrington in the GVCA Appraisal and Management Plan. Cllr D Hyslop asked the Councillors of Brinton if they wanted the extra fields in Brinton to be included, this was agreed and when the addition has been made; the parish clerk was requested to email it to NNDC.

The meeting was informed that NNDC have arranged two additional public meetings on **Thursday 9th March**, at: The Venue, Holt: 4:30-6:00pm and Blakeney Village Hall: 7-8pm
NNDC Officers will be accompanied by representatives from Purcell, authors of the appraisal, to explain the process and answer questions. The public consultation period will now end on **Friday 31st March 2023**, instead of Friday 20th January.

6. The next meeting of the parish council is Thursday 23rd March at 7pm

Meeting finished at 9.13pm