

Forncett Parish Council
Minutes of the meeting of the Parish Council
held at Forncett Village Hall on Tuesday 20 August 2019 at 7.30pm.

In Attendance: Cllr B Frith (Chairman) Cllr B Humphreys, Cllr A Coleman, Cllr G Barnes, Cllr D Welsby, Cllr S Jackson.

Parish Clerk Anne Rayner
26 members of the public

1. **To consider apologies for absence** – Apologies were received and accepted from Councillor Allen. District Councillor Barry Duffin also sent his apologies.
2. **To receive any declarations of interest** – None.
3. **To approve the minutes of the last meeting (18 July 2019)** – The minutes were approved without alteration and signed as correct by the Chairman.
4. **To consider matters arising from the minutes (for information only)** – Nothing to report.
5. **Open forum, to hear from members of the public, including reports from District and County Councillors** – The Chairman noted that most people present were interested in item 6a on the agenda and confirmed that an opportunity would be given to speak at this point. No other issues were raised.
6. **To consider planning applications:**
 - a) **2019 / 1544 – Land north of Walnut Tree Cottage, Low Rd – Erection of two storey dwelling** – The Chairman noted that the agent and joint owner, Jonathan Law, was present and invited him to speak, confirming that other members of the public would also have an opportunity to ask questions and put forward their views.

Mr Law acknowledged that some objections to the application have already been lodged on the SNC planning portal but noted that some of those concerns centred around this building setting a precedent for approval of buildings outside of the development boundary, should approval be given, and he did not understand this to be the case. Mr Law pointed out that this is previously developed land, with three cottages standing on the site until they were demolished in the 1950s. Mr Law confirmed that he has been an historical architect and that this design encompasses his interest in history, the environment and love of nature. Mr Law gave some information about the background for the design and the use of the planned materials.

Members of the public were given an opportunity to speak and those present unanimously objected to the application. Objections included:

Design wholly inappropriate to the local area and surrounding buildings
Light pollution
Ecology report submitted used information over a decade old
Proximity to listed buildings

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The plans do not meet the criteria of paragraph 79
The site will be quite exposed, particularly during winter and the building will be completely out of context
Proposed silo is over two storeys high
Site is outside of settlement boundary
A credible design but in completely the wrong place

The Chairman thanked all present for their comments. The parish council discussed the application and agreed that they would object, on the grounds of:

The site is outside the development boundary.

The parish council do not believe the application meets the criteria of paragraph 79. The parish council do not agree that the site is 'isolated' and do not feel that the design is sensitive to the defining characteristics of the local area.

Whilst there once was housing on the site, the parish council agreed that this is not a valid justification for the proposed building and noted that an application for planning permission on the site in 2005 was refused, stating that the previous buildings were demolished too long ago for this to be of any relevance.

Finally, councillors were concerned about the proximity to listed buildings. The Chairman recalled the application for a telecom mast on Northfield Road which was refused, mainly due to the impact on the visibility of the nearby listed buildings.

Two further planning applications (for the same property) were received after the agenda had been published.

b) 2019 / 1645 & 1646 – The Granary, Northfield Road – Erection of garden room –

Councillors discussed this application and agreed that, whilst not objecting to the application, they would like a condition added to any approval given to confirm that this building remains as part of the main house and is not intended for separate sale or use as an annexe in the future. As always, this is subject to the satisfaction of the listed buildings officer.

c) 2019 / 1647 & 1648 – The Granary, Northfield Rd – Extension to outbuilding, creation of first floor and cart shed – Councillors noted some concerns regarding this application, particularly with regard to the increased roof height on the garage. Whilst trusting that the plan would need to meet the approval of the listed buildings officer, the parish council would also request that a similar condition apply to any approval given, that this building remains part of the main house and is not intended for separate sale in the future.

7. To receive the RFO report and consider the approval of the following payments:

The financial report, circulated prior to the meeting, was approved. The following payment was authorised:

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Ch. No.	Amount	Payee	Notes
100209	£ 335.12	A Rayner	August salary

8. To consider correspondence:

a) Police information events – The Chairman confirmed that the Police are hosting a series of visits to villages in South Norfolk, with the aim of meeting residents and hearing of any concerns. They will be at the village hall between 14.30 – 15.30 on 27th August, by the recreation ground in Tacolneston between 12.30 – 13.30 on 5th September and near the school, 12.30 – 13.30 on 6th September. In addition to this, a meeting is being held in Diss on 9th September, specifically aimed at engaging with parish councils. Councillors Welsby and Jackson will be attending this to represent Forncett.

9. Open forum, to hear from members of the public – A member of the public asked that our district and county councillors be made aware of the strength of opposition towards planning application 2019 / 1544.

10. To confirm the date of the next meeting as 19 September 2019.

There being no further business, the meeting closed at 8.25pm.