MINUTES OF A VIRTUAL PLANNING MEETING OF

**COLBY & BANNINGHAM PARISH COUNCIL**

**HELD ON MONDAY 11 JANUARY 2021 at 7p.m.**

**PRESENT:** Mr R Anderson-Dungar, Vice-Chairman (in the Chair)

 Mrs P Ashby

 Mr S Clarke

 Mr S Elliott

 Mrs M Anderson-Dungar, Clerk

In the absence of the Chairman, the Vice-Chairman took the chair and welcomed members.

**01 APOLOGIES FOR ABSENCE**

None given at the meeting. Post-meeting apologies received from Mr J van Poortvliet.

**02 DECLARATIONS OF INTEREST AND DISPENSATIONS**

Mr Clarke reminded the meeting that one of the applicants was a key volunteer involved with the car park element of the playing field project, and in this connection they had been in contact on several occasions. Other Councillors had taken part in a site meeting. Work had stalled due to weather conditions, with no future date agreed, and it was now time for him to re-open the discussions. At no time had there been any mention of a planning application. Although the contact was on behalf of the Parish Council, Mr Clarke wished it recorded that he would remain in the meeting but take no part in the discussion or vote on the application. The Acting Chairman reiterated that the temporary permission granted in November 2017 was for 3 years, and the applicants had chosen to apply for a permanent dwelling rather than an extension of the temporary permission.

No requests for dispensations.

**03 PUBLIC PARTICIPATION**

The meeting adjourned to allow further comment. There was none.

**04 RE-CONVENE THE MEETING**

The meeting re-convened.

**05 PLANNING APPLICATIONS**

1. APPLICATIONS DETERMINED

Nothing to report.

2. APPLICATIONS FOR CONSIDERATION

PF/20/2382 Land Adjacent Churchills Barn, Tuttington Rd, Banningham

Two storey detached dwelling for agricultural worker to replace existing temporary dwelling currently on site

In line with his earlier statement, Mr Clarke took no part in the discussion or the vote recorded under Minute 16.

Points raised during the discussion included:

* Response of No Objection from a neighbour
* Sewage disposal
* Increase in employment by 0.5 person – did this mean the caravan would stay on site?
* Generation of traffic from supplies/deliveries
* Lack of evidence to demonstrate viability of the business
* Is this size area of farmland sufficient to be “self-supporting”
* Conditions on occupancy – should be linked to the farm business only

**14 ADJOURNMENT**

In the absence of any member of the public, the meeting continued without adjournment.

**15 RE-CONVENE THE MEETING**

Not required, see Minute 14 above. .

**16 RESPONSE TO PLANNING APPLICATIONS/ISSUES**

It was **unanimously agreed** that all the points made above should be incorporated by the Clerk into a response of No Objection. The following is the text of the response submitted to North Norfolk District Council:

*The application was considered at a parish council planning meeting on 11 January. Discussion took account of the previous temporary permission, the information provided with the application, and comments from neighbours. The* ***agreed*** *response was NO OBJECTION, subject to the following:*

* *The local authority being satisfied that there is sufficient evidence to demonstrate the viability and future sustainability of the business within the area of the farmstead.*
* *Sewage disposal – this is stated as “unknown” on the application form. Application PF/17/1441 stated the use of a “package treatment plant” and the Environmental Health Officer recommended that this should be a condition of any temporary permission. The local authority must ensure that this is provided under any consent given for the current application.*
* *Separate provision should be made for disposal of any planned effluent from farm buildings*
* *The local authority being satisfied that the proposals demonstrate compliance with its adopted Core Strategy document. It was noted that the Local Policy section of the Planning Statement quoted how the circumstances of a Mr Benton fulfilled the requirements of policies in the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk and the corresponding DPD 2015 for Broadland District Council.*
* *Conditions and informative notes contained in the Highways’ response should be included as part of any consent notice. It was noted that conditions SHC 10 and 13 in respect of the entrance, surface water drainage and provision of entrance gates were also part of the consent under application PF/17/1441 for a temporary dwelling on the site.*
* *Occupancy of the dwelling should be restricted to a person(s) solely, or mainly working as part of the farm business.*
* *The temporary dwelling should be removed upon occupancy of the new permanent dwelling*

Mr Clarke asked for confirmation that the Parish Council was happy he should continue discussions with the applicant regarding the works mentioned earlier; **unanimously given.**

**17 DATE OF NEXT MEETING**

The Chairman confirmed the date of the next Ordinary meeting as **Wednesday 20 January 2021** **at 7pm**  via Zoom.

# 19 CLOSURE OF THE MEETING

There being no further business, the Chairman closed the meeting at 7.46.p.m.

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Signed ………………………………………. (Chairman)

Date ………………………….