

Brandon Parva, Coston, Runhall & Welborne Parish Council

Minutes of Planning Meeting, held on Wednesday 22nd June 2016 In Welborne Village Hall at 7.00pm.

Councillors present; Trevor Curson (vice chair), Carolyn Bailey, Andrew Egerton-Smith, and Clare Kay.

Also present was Bev Long (clerk) and two members of the public.

Apologies; Stephanie Austin, Mike Webb and Peter Wood

Declarations of Interest; *Trevor Curson is a Trustee of Welborne Village Hall, Mike Webb & Trevor Curson are members of one of the committees of Welborne Village Hall. Andrew Egerton-Smith is a member of the Parochial Church Council of All Saints Church, Welborne. Peter Wood and Mike Webb are trustees of Runhall Recreation Ground. In a small village, some overlap of membership between village organisations is inevitable. There may be occasions when decisions are taken which affect Welborne Village Hall, Runhall Recreation Ground or Welborne Church and it is not possible to carry out the business of the council without those named being involved in such decisions.*

Nothing further declared.

Trevor Curson as vice chair took the chair for the meeting.

Planning;

1. Application 2016/1290 (South Norfolk Council) – Plum Tree Cottage, Common Rd, Welborne – Removal of condition 2 following planning application 2008/1057/CU. To remove the restriction on use of annexe for ancillary purposes only, and to include permission to rent out on short term serviced basis.

Councillors viewed and discussed the plans and agreed the parish council's response would be; Vary condition to allow holiday let only for a maximum of 50 weeks in any 52-week period.

2. Application 2016/1315 (South Norfolk Council) – Riverside Cottage, School Lane, Runhall – Rear extension replacing conservatory and conversion of garage with extension and link to main dwelling.

Councillors viewed and discussed the plans and agreed to approve the application on the grounds that it is sympathetic and proportionate.

3. Application 3PL/2016/0651/F (Breckland District Council) – Mattishall: land to rear of Vine Cottage, Welborne Common, Welborne. Erection of one agricultural workers dwelling.

The parish councillors viewed and discussed the plans fully and agreed the following response would be submitted to Breckland Council.

Object for the following reasons;

- Disproportionate – scale – style
- Not demonstrated an agricultural need
- Statement is slim and not relevant
- Over development on site
- Accounts not sufficient to prove a need
- Properties already on site could be used for an agricultural workers dwelling
- Where is the land and tenure to support proposed 100 head of cattle?
- Not appropriate for a back land position

There being no further business the meeting closed at 7.40pm