

# MINUTES OF BEACHAMWELL PARISH COUNCIL EXTRAORDINARY MEETING

Monday 17<sup>th</sup> December 2018 at 7.30pm in Beachamwell Village Hall

## **Present:**

Councillors: Tom Sanderson (Chair), Diana Lambert (Vice Chair), Philip Spencer, Karen Bridge and Richard James

Parish Clerk: Eileen Powell

Clayland Architects: Steven Swaby, Agent

Clayland Estates: Chris Tilley, Director of Clayland Estates

Members of the Public: 13

## **Apologies:**

None

## **Declarations of interest in items on the agenda:**

None

## **Public Participation**

*To consider a motion to suspend the meeting to allow members of the public and the District/County Councillor opportunity to inform the meeting*

*At the commencement of each meeting, the Chair advises any public present to raise their hand to indicate their wish to comment on any item.*

*The Chair, upon seeing a raised hand, will suspend the meeting to allow for public participation*

## **Matter Arising**

Planning Application for consideration:-

3PL/2018/1384/VAR: Variation of condition 2 approved plan & rewording of conditions 3, 4, 5, 6, 8, and 15 as well as removal of conditions 11 & 12 (highways) and 17 & 19 (ecology) of application 3PL/2015/1049/F - Eco home with stables, paddocks, riding area, all weather riding surface and landscaping

BEACHAMWELL: Land between Greenway Garage and October Cottage Langwade Green Shingham

Cllr Sanderson opened the meeting and welcomed Clayland Representatives and members of the public.

Cllr Sanderson asked Clayland representatives for explanation of the application and the Councillors for any comments.

A long, lively and detail discussion took place and this continued when the public were invited to comment.

Points covered included:

- Changes to drawings but still to retain elements of building
  - Not changing the building – making it more sustainable
  - Changing for cost and sustainability – still eco-friendly house
  - Building look has changed – coloured buttermilk and flint
  - Clayland has tried to keep the look natural – changing ingredients not height or size. It is not a new application just changing some of the elements.
  - Root system – the stable not the house
  - By undertaking the off-site highways works before all the pre-commencement conditions have been satisfied, the applicant is in breach of planning law.
  - Innovative elements removed
- Cllr Sanderson then asked ‘What the changes to the application are and if this was now the original application would it pass?’

- Hemp build being replaced with thin joint system blocks
- Neutral colour – buttermilk
- Some windows removed
- Stable will now be more traditional – not ‘box’
- Badgers/ stone curlews not affected
- Plastic wood not real wood
- The changes proposed mean that the house might no longer qualify for the exemption provided by Paragraph 55 of National Planning Policy. In the absence of a Paragraph 55 exemption, development on this site is contrary to Breckland Policy CP14, as confirmed by the Breckland planning official’s report to Breckland Planning Committee on 16th March 2016. (Point made by Cllr Spencer)
- The cumulative effect of making small changes had resulted in an overall diminution of the design of the building, such that it could no longer claim any exceptional quality. (Point made by Simon Smith.)
- Discussing the consequences of the revised plans, Chris Tilley said: “This is not a Paragraph 55 house.” (Highly relevant point to the debate on whether the changed design can still qualify for approval.)

**Cllr Sanderson proposed ‘Do the Council approve of the changes?’ 2 yes and 3 no**

The meeting continued with more comments from the Councillors and the public. This included the comment that ‘this system of consulting the parish Council is basically flawed – in future the council would ask for a more specific guidance on what we are being asked to decide on. ie: is this a consultation looking for opinions or a re-evaluation of the whole application based on the changes that are being proposed..

Cllr Sanderson stated that individuals can write a personal letter to Breckland but the Parish Council vote had been taken.

He thanked Messrs Swaby and Tilley for coming.

Meeting closed at 8.40

Your comments relating to application **3PL/2018/1384/VAR** have been registered, attachment was uploaded, your reference is **OWQC45645**

*Cllr. T. Sanderson signed as correct 12<sup>th</sup> January 2019*