

NOTE: A co-option meeting was held before the Parish Council meeting and Sue Smith, Faith Cranmer, Dennis Clark, and Gary Nelson were voted in as Parish Councillors and formally welcomed by the Chair.

MINUTES OF BURNHAM MARKET PARISH COUNCIL MEETING

held on Monday 21 February 2022 at 6:30pm at Burnham Market & Norton Village Hall, Beacon Hill Road, Burnham Market, PE31 8EN.

Present: Cllrs. J Scoles (Chair), P Borlace, K Neville-Eliot, R Campbell-Gray.
Clerk: Caroline Boyden

Members of the public: 6

1. Welcome from the Chairman.
2. Apologies and consideration of acceptance for absence.
Cllrs Aylen Sandell & Jamieson due to previous engagements.

Members' declarations of interest and requests for dispensations :
Cllr K Neville-Eliot re planning application 22/00018/LDP and Cllr R Campbell-Gray re allotments.

3. The minutes from the Full Council Meeting held on the 17th of January 2022 were agreed as a true and correct record and signed by the Chair. Proposed by Cllr Borlace, seconded Cllr Neville-Eliot, and all in favour.
4. Public Speaking
 1. Photographs of overgrown hedging on Station Road and the footpath on Friars Lane to be sent to the Clerk to report to Highways.
 2. A representative from Fleur Homes questioned why they had not been allowed to make a presentation before the parish council's objections were made. In their opinion, the original over development issue had been dealt with by fewer houses on the plot.
 3. Another representative from Fleur Homes sought to provide an explanation of their process with neighbours being contacted. He cited previous 'support' that he believed his company had given to the village i.e., toilet block and car park and felt that the Parish Council should perhaps be more supportive of Fleur's efforts to build on Stubbing's Field, in light of this. Cllr Campbell-Gray advised that several complaints had been received by neighbours and the tree belt was discussed. Councillor Borlace asked why the residents contacted were being asked to forfeit their right to object to the planning application in return for promises that trees would not be removed.
 4. A representative from the Craft Fair requested to discuss options under item 9.6 and it was agreed that this would be allowed.
5. To receive any reports:
 - 5.1 County Councillor Andrew Jamieson, no report received
 - 5.2 District Councillor Sam Sandell, as sent (22/2/22) and on website.

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Signed

Date

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6. A report on progress on items from previous meetings:
 - 6.1 Cllr Cranmer gave an update on the Platinum Jubilee celebrations with a 4-day event including the bandstand in use for the 4 days, a band playing 3 times a day and hopefully rides from Gray's Funfair. All events for children including the rides will be free and the costs covered by the traders.
The Sunday service will be on the bandstand, and it is hoped that a sports day can also be arranged. A bagpiper has been booked for the beacon lighting. It was agreed by all that the Parish Council would cover the costs for the purchase of a Beacon as it can be used for future events.
Clerk to source beacon costs and contact Gray's Funfair with Cllr Cranmer.
 - 6.2 Update on the surgery land – It was agreed that the Parish Council had explored all avenues available.
 - 6.3 Stubbing's Field proposed building application as discussed item 4.2/3 and is for voting under item 7.1a
7. Planning.
 - 7.1 To consider and respond to Planning Applications received from Kings Lynn Borough Council as below plus any additional planning applications circulated by the clerk prior to the meeting:

a. 22/00101/O Stubbing's Field - OBJECT (as already submitted):

- Outside the Settlement (Development) Boundary, contrary to policy CS02 of the Local Plan
- Both the existing Local Plan 2016 and emerging Local Plan have zero housing allocation for Burnham Market
- Proposal is out of character with immediate area
- Application is not supported by adequate evidence with respect to trees and shading, indicating that shading to new dwellings will be unacceptable
- Self/Custom Build allocations have already been exceeded
- Self/Custom Build legislation does not apply here as the plot is within AONB
- Possible impact/damage on or to heritage Assets, i.e proximity of Scheduled Ancient Monument
- Biodiversity impact, this is a greenfield site, outside Settlement Boundary and is therefore classed as countryside.

b. 22/00018/LDP Westgate Old Rectory Tennis Court - OBJECT

- Overlooking, loss of privacy
- Noise from completed development as very close to neighbouring properties
- Biodiversity impact - close to trees with TPOs, if trees left in place the leaves will fall on court.
- Land in question is outside of Settlement Boundary and is agricultural land and therefore classified as countryside and which was until recently home to a flock of sheep.

The PC has noted that the property has extensive grounds with sufficient space to house a tennis court in a less contentious location and would be more amenable to such an application, should permission be required.

Should the Planning Department see fit to approve the application, we would ask that a caveat be included in order to protect the dark skies and minimise the impact on

wildlife in the area and the neighbouring properties, that the court may be used only between the hours of 8am - 9:30pm and that lighting of the court, either temporary or permanent, should never be allowed.

c. 22/00024/TREECA Hamlet Cottage - NO OBJECTION

d. 21/00861/F Tern Cottage - OBJECT

- The revised application amounts to the construction of a completely new cottage.
- The proposed new construction will increase the accommodation from 2 to 5 bedrooms without provision of additional parking facilities. Potential use as holiday let could mean parking for up to up to 10 vehicles is required.
- Amenity space will be reduced to unacceptable levels and completely inadequate for the proposed development
- The new building is clearly designed as a separate holiday annexe which would result in additional noise and disturbance to existing neighbouring properties.
- Additional noise from new development, affecting existing properties, especially if used as holiday let.

e. 22/00164/F Point House - External Store - OBJECT

- Property in Conservation area, will have detrimental effect on street scene
- Biodiversity impact - loss of trees

7.2 Decisions:

21/02160/F Burnham Market Appletrees Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW - Proposed replacement dwelling and garage/store. Application Permitted 8 February 2022 Delegated Decision

7.3 "Tradewinds" sale and implications. This has been taken on by our Borough Councillor, Sam Sandell and CIL will be payable either at the point of sale, as a disqualifying event or if the applicant withdraws the exemption prior to sale. The exemption cannot be transferred.

Support for the above decisions, proposed by Cllr Borlace, seconded by Cllr Scoles and agreed by all.

8. Finance.

- 8.1 The circulated payments and receipt report for January was proposed by Cllr Neville-Eliot, seconded by Cllr Scoles and all in favour.
- 8.2 To approve the circulated bank reconciliation and statement for January was proposed by Cllr Borlace, seconded by Cllr Campbell-Gray and all in favour.
- 8.3 The proposed payments for February (to date) were proposed by Cllr Neville-Eliot seconded by Cllr Borlace and all in favour.
- 8.4 The direct debit for Anglian Water (wave) at the Pavilion was signed by Cllrs Neville-Eliot and Scoles.

9. Administration.

- 9.1 The new website has received several compliments and will continue to grow.
- 9.2 Clerk's Report:
 - a. The code of conduct and the planning policy have been reviewed.
 - b. The defibrillator requires an electrician to check the heating and the labels have been purchased by Gun Hill and will be reimbursed.

- c. A Dark Skies presentation was attended, and details given to all councillors.
 - 9.3 The update on the Emergency Plan continues.
 - 9.4 Auctions on the Green – one applicant responded to the notice which closed on the 31st of January 2022, and it was agreed to award the contract for a year – proposed Cllr Campbell-Gray, seconded Cllr Neville-Eliot and all in favour.
 - 9.5 Flower Festival and Fun Fair – a request to hold the flower festival and funfair has been received on the 16th of July and permission has been granted.
 - 9.6 Craft Fair NOTE meeting adjourned at 7.15pm to allow member of the public to speak.
The two organisers are looking to stand down due to various issues and a request was made for the parish council to consider setting up a working party to take over the running. Cllr Cranmer offered to help where possible, and Cllr Campbell-Gray would continue with the car park. 200 applications have been received for the 100 stands and it was requested that food traders were not encouraged. The Parish Council approved that the 20th of August would be accepted. NOTE. Meeting resumed at 7.37pm.
10. Highways
- 10.1 An update had been received from Highways advising:
 - a. Holkham have completed some clearing of the ditch which the Goose Bec flows into from Joan Shorts Lane.
 - b. NCC have tankers planned to attend to clear the culvert under Joan Shorts Lane.
 - c. NCC have tankers planned to attend to ensure the system down Front Street is in full working order, and they will give us notice to allow for access and parking.
 - d. The new bridge crossing has been paid for by Cllr Jamieson and is with the contractor to be installed.
 - 10.2 Jobs for the Rangers next visit:
Pothole by the noticeboard on the green in Front Street & Hedge on Whiteway's Road were reported last month.
 - 10.3 Clerk to send HMC contact details to Cllr Campbell-Gray.
 - 10.4 It was agreed that Cllr Scoles arrange for a tree survey on the greens.
11. Neighbourhood Development Plan
- The progress continues at a pace and all councillors were very impressed. Cllr Borlace gave an update including plot size, garden size, paving and drainage. The survey results to be put on the website page.
12. Amenities
- 12.1 The application for CIL funding has been completed for the pavilion and Cllr Scoles advised that the costs were likely to be considerable. It was agreed that a full survey be undertaken.
 - 12.2 Allotments – the clerk advised of a vacant allotment notice received and it was agreed that a new committee be set up to include allotment holders and Cllr Nelson. Cllr Scoles and Nelson plus the clerk to follow up.

13. Correspondence was NOTED:

Email	HMC	Damaged Bench on Creake Road	Following contact by the clerk, this will be repaired as soon as possible.
Emails	Gray's Funfair	Request to set up and run at the Flower Show	Request has been approved.
Email	Diana Black	Request to hold the Flower Show	Request has been approved.
Email	Mr. Oldfield	Re parking outside his home in Church Walk.	This has been discussed in the past and the Parish Council do not have the power to allocate cones on a long term basis, but will support Mr. Oldfield's request to Highways.
Email	Anglian Water	Flooding investment and works	On-going

14. Matters for the next agenda:

- Neighbourhood Development Plan
- Queens Jubilee update
- Emergency Plan Review
- Craft Fair update
- Allotment committee update

11. Public Speaking.

- a. Questioned the Christmas lights still in the trees – advised that these are permanently in place and insurance is covered by the traders association. Parking on white lines – advised this is covered by the Enforcement office at the Borough Council. Queried the no parking signs outside residents' properties – advised that these cannot be enforced as not authorised by Highways and cannot prevent members of the public parking. Car parking on the playing field – mesh etc. Advised this was part of the funding application. Car parking signs have suffered from the recent winds and Cllr Campbell-Gray to remove.
- b. Craft Fair – advised that this was could not be a Parish Council run event and the idea raised for a working party was a good one. They will need to check with other organiser regarding this year. The Parish Council will look at an audit as this has not taken place.

17. Forthcoming Meeting:

Parish Council Meeting Monday 21st March 2022 at 6:30pm to be held at the Village Hall.

Meeting Closed: 20.22

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Signed

Date