

# BURNHAM THORPE PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 17<sup>th</sup> September 2024  
7.15 pm at The Nelson Memorial Hall, Burnham Thorpe

## **Present:**

Councillors: W James (Chair), Chris Yardley (Vice-Chair), Mima Garland, Colin Hitchcock  
and Clerk: Sarah Raven

Member of the Public: 3

## **1. Election of Chair and Apologies for Absence:**

Cllrs S Greenall and B Linsley (Personal) gave their apologies. Apologies were AGREED.

## **2. Minutes of 29<sup>th</sup> July 2024:**

The minutes of the 29<sup>th</sup> July 2024 have been circulated before the meeting. It was PROPOSED, SECONDED and AGREED to accept these as a true record of the meeting. The minutes were signed by the Chair, Cllr W James.

## **3. Declarations of Interest from Councillors:**

None.

## **4. Public Participation:**

- Parishioner explained concerns of the planning application that the northern aspect onto the road the cart shed doors were to be removed and a brick wall built in the place. It would be nice to maintain the façade that the farmyard looks to the north. This is key aspect walking around the roads. It does not feel open plan and now closed it more. On the south facing barn A it feels that there are several windows and a high level window not in keeping. Red line boundary is massively big with the field being included and encroaching the rest of the village and urbanising. From the playing field the views will be lost. None of the plans include a heating source. Heating will be necessary for the buildings and to heat the swimming pool. This is not included on the plans. Self-build does not give any CIL to the parish.
- It is a historical place where visitors attend for Lord Nelson at the Church. The swimming pool is appalling. Lots of parishioners sit in the churchyard, having a swimming pool next to the Church is not appropriate with the noise. Lights will cause light pollution from the large windows. Totally unsuitable.
- This is a significant proposal affecting the village. In planning terms harm has to be shown. It can be demonstrated here. The extent of the new windows and openings to the barn facing the village. In daylight the windows look black and against a white building the contrast could not be more stark. It is the appearance of the church the trees behind and the darkness at sunset it is a place of perfect tranquillity. At night these windows will be illuminated, and the Church will not see silhouetted against the sunset. It is creating harm against this village and against the character of the conservation area as well. Guidance from Government draws attention to the importance of natural beauty and conserving it. This planning application runs contrary to this. Landscape quality, landscape enhancement and natural beauty are all absent from the appraisals which have been completed. It should be refused.

## 5. Planning:

5.1 Ref: 24/01369/F Self-build and custom build development: Conversion of existing clunch and flint barn to residential dwelling (Building A), demolition of existing modern shed structure (building B), conversion and extension of existing brick barn to garages and annex accommodation (building C), and associated landscaping including swimming pool at Church Farm Barn, Walsingham Road, Burnham Thorpe, King's Lynn, Norfolk, PE31 8HL:

It was discussed and Councillors took into consideration the comments raised by the public. This corner of the village will not be as tranquil and naturalness. The impact on the wider village will be considerable. There is no critical view analysis. The daytime impact and nighttime impact. Views will be lost from Walsingham Road or Church Lane that at dusk, the silhouette of the Church. If this development goes ahead the nighttime view would only be the property not the Church. The Landscape Strategy objectives make no mention of the wider landscape. The swimming pool will be seen from the Churchyard. There should be a border of at least 6 metres. Field maple trees will be very small to block out views.

It was therefore PROPOSED, SECONDED and AGREED to **OBJECT** to the planning application for the following reasons:

Significant and demonstrable harm to the setting of a listed building.

The specific elements of the development which were considered to cause harm to the setting of listed buildings were;

The grouping of the listed buildings of the Church, Barns and Manor operate as a linked and interrelated group. As such each contributes to the character and value of the others by producing a particular and unique rural assemblage which describes and resonates the history of the others. The proposed development will substantially change the appearance and orientation of the central member of this group – the Barns.

This will occur as a result of the introduction of large numbers of new window openings in the main barn (A) – particularly to the south – which will impact on daytime (large dark areas within the white background of the clunch barn walls) and nighttime (large lit areas where currently there are no lit items and where the setting of the Church and barns is seen from a wide area as a dark silhouette against the skyline – drawing the eye and completely changing the character and appearance of the assemblage of buildings (the clearstory windows are 20m long – the length of the Village Hall).

The rebuilding of the northern barn (C) will alter the orientation of the barn and farmyard from facing northwards to facing into the courtyard to the south – the relationship and purpose of the former farm yard area to the Church and Manor will then be lost. This will be exacerbated by the formation of a new single story flat roofed 'avowedly contemporary' extension and wall area with suburban style gates located between Barns C and D to block the currently permeable views of the countryside. In essence producing an assemblage of buildings which tries to exclude

the public from viewing them and negates and erases their former relationship with the wider landscape

The introduction of a car parking area, terrace, exceptionally large picture windows in Barns A and C, and swimming pool will be clearly visible from the higher land to the east which is the entrance / gathering area to the Church and the setting for the War Memorial. These are strongly suburban referenced items and will intrude into the rural heritage of the buildings

The extensive area encompassed by the Red Line around the site will enable the setting of the barns to be altered to domestic garden with all the potential changes which that would include such as – low fencing / walls, mown grass, flower beds, resurfaced trackways, small garden features (seating / sheds etc). The setting of the barns therefore would have the potential to be completely altered to one which is entirely suburban in character and form, and again erasing its current historical usage. As the central element in the setting of the Manor and Church, and as the prominent ‘approach’ element to the public visiting the area and Church, this would have a major impact on the appearance and character / setting of the buildings as a whole, not just the Barns. The impact would affect the northern, western and southern sides of the Barn grouping.

No information was supplied on the location or type of heating units to be installed on site but we would raise concerns that some significant heating units will be required and these could impact on the appearance of the buildings / create noise issues in relation to the quiet usage of the adjacent Church, but these are shown to be replaced?

Use of unsympathetic materials in the reconstruction of Barn C – it is uncertain from the information supplied as to the colour / appearance of materials to be used for the reconstruction of the barn. Current roofing and bricks are strongly referenced to give an aged appearance to the building, emphasising its long term usage as a farm building.

Significant harm to the setting of the conservation area.

The barn assemblage can be seen from a large part of the Conservation Area. The location of the barns could not be more significant to the setting and character of the Conservation Area and impacts from changes to the Barns will therefore impact significantly (and in this case adversely) on the Conservation Area. No appraisal of the key viewpoints, features or character elements of the development were carried out but we would state that the building is viewable from Church Lane, the Playing Field, the area near the Lord Nelson pub and for extensive stretches of the Walsingham Road up to and around the buildings. In essence the Barns form a key element in the setting of a large portion of the Conservation Area. The factors set out in the points above therefore apply equally to the adverse impact on the Conservation Area. In particular we would pick out the large dark windows during daytime, the lit windows during nighttime, the replacement of the Northern Barn (C) and conversion of the area around the Barns to domestic property as particular factors which will irreparably change and damage the Conservation Area

Significant harm to the Norfolk Coast Protected Landscapes.

The factors which apply to the adverse impact on the Conservation Area and which apply to the adverse impacts on Listed Building apply to the impacts on the NNCPL.

Impacts on public amenity and the quiet enjoyment of public spaces

The proximity of the development to the Church / War Memorial and its main entrance and gathering area within the Churchyard (which are immediately adjacent to the development boundary and close to the proposed swimming pool, terrace, offices and car parking area) are considered to impact negatively on the peace and special qualities of these historic and important areas of public access. The Church has Nationally important associations with Lord Nelson (his Father was Rector and Nelson grew up in the village). Many people make pilgrimages to the Church because of its association with him as well as those who have relatives in the Churchyard and those who are mentioned on the War Memorial. It is an area of quiet prayer and contemplation and the use of the adjacent land for potentially noisy and disturbing activities is not appropriate. This area is one of the few parts of the Country where it is often entirely quiet / silent, and this special quality, together with its importance to the use of the Church, is of great value.

Views of the domestic areas of the courtyard gardens will be clearly seen from the Churchyard area – the churchyard is higher than the site (by around 1m) and there is only a low wall and line of mature (some of which are in poor condition) trees on the Churchyard side of the wall – these are entirely transparent in winter. Neither feature would adequately screen the impacts of the site from the Churchyard and the proposed landscaping shown on the landscaping plan is similarly considered to be entirely inadequate to perform this function, or to significantly reduce noise transmission. It is again concerning that no information on heating units for the site have been included but a constant low frequency noise issue would substantially negatively impact on the quiet enjoyment of the area.

We have set out below the policies which we consider are relevant to the adverse impacts that have been identified. Overall we consider that the development will clearly impose substantial harm to the Listed Buildings of the Church Barns (directly) and Church and Manor (indirectly through impacting on their setting) and that the harm is demonstrable and of a level that means that our only response is one to request refusal of the Application.

**Policies NPPF (National Planning Policy Framework):**

**Paragraph 182.** Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads [63](#) . The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas

**Wider landscapes Paragraph 180** of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making.

**Paragraph 201.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal

**Paragraph 203.** In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness

### **Kings Lynn and West Norfolk Borough Council Local Plan policies**

#### **Policy CS 06**

In the Rural Villages, Smaller Villages and Hamlets, more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area or landscape

Beyond the villages and in the countryside (the site is within the wider landscape rather than the settlement as such), the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all.

**Policy DM15 Environment, Design and Amenity** Key principles Protect and enhance the borough's heritage assets and their settings

Ensure that development do not negatively impact the significance of listed buildings or Conservation Areas

Require proposals to demonstrate how they will preserve or enhance the character and appearance of the area.

Wording of Policy DM 15 – Environment, Design and Amenity Development must protect and enhance the amenity of the wider environment including its heritage and cultural value.

Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Proposals will be assessed against a number of factors including: Heritage impact; Overlooking, overbearing, overshadowing; Noise; Odour; Air quality; Light pollution; Contamination; Water quality and Visual impact.

Councillors also AGREED to contact Cllr S Sandell Borough Councillor to call this application in to Planning Committee

**6. Public Participation:**

- The Common, playing field and Churchyard are open spaces which is on the boundary of the development which will encroach the tranquillity.

Meeting Closed: 7.55pm

**Dates and times of meetings 2024:**

21 October, 2 December at 6.30 pm in the Nelson Memorial Hall, Burnham Thorpe

..... Chair                      Dated:

**THESE MINUTES ARE UNCONFIRMED UNTIL APPROVED BY FULL COUNCIL  
AND SIGNED ABOVE BY CHAIR**