

# BURNHAM THORPE PARISH COUNCIL

Minutes of the Extra Parish Council Meeting held on Monday 2<sup>nd</sup> October 2023  
6.30 pm at The Nelson Memorial Hall, Burnham Thorpe

## **Present:**

Councillors: Chris Yardley (Chair), Sarah Greenall, Barbara Linsley, William James Clerk:  
Sarah Raven

Member of the Public: 2

## **1. Apologies for Absence:**

Cllr M Garland (Personal) which were ACCEPTED.

## **2. Minutes of the 4<sup>th</sup> September 2023:**

The Minutes of 4<sup>th</sup> September 2023 were circulated before the meeting. The Minutes were AGREED and signed as a true record by the Chair, Cllr C Yardley.

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

None.

## **4. Public Participation:**

None

## **5. Planning:**

5.1 Ref: 23/01620/F Full planning permission for a single dwelling with associated landscaping, vehicular access and parking at 6 Walsingham Road, Burnham Thorpe King's Lynn Norfolk PE31 8HN: This was discussed in detail. It was PROPOSED, SECONDED and AGREED to object to the planning Application. Wording as follows:

The planning application is contrary to policy of the existing Local Plan. CS02 – Settlement Hierarchy. Burnham Thorpe is classified as a “smaller village or hamlet” within this planning policy. DM3 Infill Development in the smaller villages and hamlets is relevant. The develop does not respond to any identified local need and does not fulfil any of the other criteria in DM3.

The application would also negatively impact on the special features of the Village as described in the Conservation Statement for Burnham Thorpe which emphasises the importance of the spaciousness of the layout of the village which has a significant effect on determining the character of the settlement resulting from the presence of open spaces between built features in the development. These spaces between dwellings, providing the rhythm and form to the setting of the Conservation Area is one of the defining characteristics which make Burnham Thorpe unique and special within the context of the AONB. The large garden which forms an open space between No 6 and Engravers Cottages is a key feature defining the character of the street scene along Walsingham Road and performs an important function in breaking up the massing of what would otherwise be a ribbon of development along this road. The Parish Council consider that this is an important material consideration to the determination of this application.

The scale and massing of the new proposed building, located on rising land to the north of the Walsingham Road will have a significant adverse impact on the properties to the west of the

site and will overlook and dominate these smaller and lower properties which are located on land which has been cut into the rising landform. The Parish Council had made significant comments to the applicant following concerns from local residents to the informal pre-application discussions on this element. A key factor in attempting to obtain a better understanding and resolution to these issues was suggested by the Parish on several occasions and this was predicated on recommending that the applicant supply a street scene elevations plan which incorporated the level changes (existing and proposed) across the full frontage of the site and including the properties to the west of No. 6. We are surprised and disappointed that the applicant still maintains a submission which only includes the property to the east of the site which does not experience significant adverse impacts, and can only conclude that this is because such a drawing would not favour the appearance of the application for the above reasons.

The vision splay from the proposed access to the new dwelling will not be satisfactory and will add to road safety concerns on this section of the Walsingham Road where traffic speeds are greatest.

There will be water and material runoff from the site onto Walsingham Road.

The largely 'knapped flint' frontage to the property will be out of character with the majority of other buildings along Walsingham Road. Whilst there is a significant amount of chalk in the adjacent dwellings, dark brick / flint is also mixed into the main elevations of the adjacent dwellings in significant quantities – particularly to the west where it forms more than 50% of the elevations, and this reduces the impact of the dwellings considerably.

However if the Borough are minded to approve the application regardless of the above objections, we would respectfully ask that the Borough include ask the applicant to supply revised plans prior to the determination of the application (that can be suitably conditioned where appropriate) for the following features

That the floor of the proposed building be reduced to at least ground level of the front of the property. It is currently built up by around 0.5m above ground level which increases the form, massing and dominance of the building and further impacts on overlooking and adverse impacts on neighbouring properties to the east.

That the western gable of the proposed house be hipped to reduce the dominance and overbearing of the gable against the properties to in Engravers Cottages. This feature would also chime with the roof forms to the west of the site and reduce the impact of the building on the street scene

If the two elements above are enacted this will lower the ridge height of the house to in keeping with the west properties namely Engravers Cottages.

That the elevation uses a brick/flint/chalk mix in the panels to the elevations of the building to ameliorate the starkness / dominance of the building and to fit in with the adjacent grain and form of the majority of properties nearby.

That the brick / tiles used will be dark toned (towards that provisionally indicated) – particularly any pantiles which need to be 'antique' dark red/smut mixed to reduce the tendency to draw the eye to the building in an inappropriate way.

That the landscaping indicatively indicated on the site plan is revised to remove the tree which is shown to the south western corner of the site as this has been removed and gives a false impression of the landscaping but that a native species boundary hedge inside the walls of the property is planted and conditioned to achieve a minimum height of 1.5m x 0.8m wide to the south and 1.8m x 1m wide to the western boundaries. This will assist in softening the very 'built' elevation of the building to the street frontage and give some degree of privacy to neighbours to the west.

External Lighting to be kept to a minimum. That a condition be applied to prevent external lights being erected on the property or within the garden unless written consent with the LPA, and that any such lights as may be applied to be installed conform to. National Planning Policy Framework (NPPF) Clause 180c and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

- Fully shielded (enclosed in full cut-off flat glass fitments)
- Directed downwards (mounted horizontally to the ground and not tilted upwards)
- Switched on only when needed (no dusk to dawn lamps)
- White light low-energy lamps (LED) and not orange or pink sodium sources

Drainage is an issue and run off from the property to the road should be addressed.

Visibility splay from the driveway onto Walsingham Road to be considered by Highways.

Swift bricks should be included in the roof.

It was considered essential by the Parish Council and by residents comments at the PC meeting on 2<sup>nd</sup> October that any property on this site should be subject to a principal residents policy condition. It is noted that such a policy / principle exists in the adjacent parish of Burnham Market and Burnham Thorpe has a similarly significant proportion of second homes.

## **6. Items for Next Agenda**

None

## **7. Public Participation:**

None

Meeting Closed: 7.00pm

## **Dates and times of meetings 2023:**

16<sup>th</sup> October and 27<sup>th</sup> November 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**