

Brandon Parva, Coston, Runhall & Welborne Parish Council – Planning Meeting Minutes

Tuesday 20th August 2019 at 7:30pm, Welborne Village Hall

Parish Councillors present: Simon Guest (chairman), Clare Kay, Carolyn Bailey, Andrew Egerton-Smith and Peter Wood. Also in attendance: Bev Long (clerk)

1 Apologies for absence

Apologies were received and accepted from Cllrs Mike Webb and Clare Miller

2 Members declarations of interest in items on the agenda and requests for dispensation

Andrew Egerton-Smith; Item 3.2 and left the meeting at the beginning of the discussions for this item (7:45pm)

3 Planning matters

- 3.1 Application – 2019/1581 – 2 Church View, Church Rd, Welborne. Proposed infill and conversion of former garage along with associated internal alterations with additional vehicular parking space.

Councillors viewed the plans, discussed fully and agreed to support the application with a condition; Ideally should have a condition to ensure the parking space is laid out and made available for that purpose before works commence on the conversion. There will be a builder and vehicles to park and materials to store so doing the space first will avoid parking wars in the highway.

- 3.2 Application - 2019/1599 – Land to the rear of Linden Cottage, Welborne Common, Welborne. Self-build detached bungalow.

Councillors viewed the plans, discussed fully and agreed a neutral position with the following comments to be submitted to South Norfolk District Council; The Parish Council feels unable to make a definitive decision on this case based on the information provided. Whilst in normal circumstances the application would be rejected the council recognises the applicant has raised exceptional personal circumstances (backed by a planning case dealt with elsewhere) that may allow an exception to planning policies. The Parish Council does not have access to all the relevant personal information, nor should it have, to make a decision in these circumstances. The Parish Council relies upon the District Council to satisfy itself before making a decision that these circumstances and the care needs described are properly corroborated by appropriate healthcare

professionals to its satisfaction. The Parish recognises that these may be a material consideration of great weight which it expects the District to weigh carefully.

The Parish have noted the appeal decision referred to and understand that Condition 15 specifically sought to ensure that the new property was occupied by persons with mobility issues or their household. If the District Council is minded to grant permission here the Parish would consider a similar condition appropriate for all future occupants.

The chairman closed the meeting at 8pm.