

Emneth Parish Council

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Minutes of an Extraordinary Planning Meeting of Emneth Parish Council held on Tuesday 9th February 2016 at 6.30pm at Emneth Central Hall

In attendance: Councillor Wiles, Councillor Waterfield, Councillor Fleet, Councillor White, Councillor Graham, Councillor Howard, Councillor Oliver, Councillor Curtis, Councillor Towler, Councillor Green

Apologies: Councillor Harper

Parish Clerk: Kate Bennett

Public: 2

1. Planning

1.1. Apologies were received & accepted as above.

1.2 Councillor Waterfield declared an interest in **Planning application 16/00149/F** on the agenda, Construction of four dwellings, Land Off Ladys Drove, Emneth. He would participate in discussions but not vote.

1.3 To receive Planning Applications/Decisions

Planning application 16/00086/O

Outline application – Residential development of 5 dwellings
Land on the West side of Hollycroft Road, Emneth

It was resolved to *approve* the application and comment that *this development would enhance the appearance to the entrance to the village.*

Planning application 16/00116/F

Conversion of existing derelict warehouse to a single residential property
The Old Warehouse, Chapel Lane, Emneth

It was resolved to *approve* the application. All in favour.

Planning application 16/00039/F

Proposed single storey rear extension
Gladstone Cottages, 48 Church Road, Emneth

It was resolved to *approve* the application. All in favour.

Planning application 16/00126/F

Timber frame building at 246 Outwell Road, Emneth

It was resolved to *refuse* the application. The building would be more appropriately situated to the rear of the property. All in favour.

Planning application 16/00149/F

Construction of four dwellings, Land Off Ladys Drove, Emneth
Councillor White proposed to *approve* the application.

Councillor Curtis made an amendment to *refuse based on over intensive development of the site.* A vote by a show of hands showed 4 in favour and 5 against. Amendment lost.

The initial proposal from Councillor White to *approve* the application was seconded by Councillor Wiles with 4 in favour and 4 against, 1 abstention. Councillor Waterfield used his casting vote as Chairman to vote *against* the proposal to approve the application. Motion lost.

Cont/...

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It was resolved to refuse the application based on over intensive development. ****See footnote**

1.4 To note recent BC Planning Decisions

Planning application 15/01726/F

The Old Warehouse, Chapel Lane, Emneth
Conversion of redundant warehouse to residential dwelling
Application *refused*. Noted.

Planning application 15/01972/F

Land South of 7 Gaultree Square, Emneth
Variation of condition 3 attached to planning permission 14/01332/F
Proposed new dwelling
Application *permitted*. Noted.

Planning application 15/01532/OM

Land adjacent Playing Field, Hungate Road, Emneth
Outline application for residential development for 44 dwellings with access
Application *permitted*. Noted.

Planning application 15/02010/RM

Adjacent 85 Hollycroft Road, Emneth
Reserved matters for one dwelling
Application *permitted*. Noted.

- 1.5 To note information received from the Norfolk Association of Local Councils regarding giving parish councils a right to appeal planning decisions to the Planning Inspectorate. It was resolved to defer this item for discussion at the February Ordinary Meeting.

Meeting closed at 7.30pm

Chairman's signature.....

****Footnote – Planning application 16/00149/F**

The Clerk sought advice after the meeting and has determined that a further motion should have been proposed, seconded and voted on in order to correctly bring this item to a close.

An extract from Arnold-Baker on Local Council Administration (para 7.30, page 64 of 9th Edition) states, 'after all amendments have been disposed of it is still necessary to decide by voting on the resolution in its final form as amended or not amended. The fact that an amendment is rejected does not mean that the main resolution is accepted, nor does acceptance of the amendment mean that the resolution as amended is accepted'.

Unfortunately the planning application response form was sent back to the Borough Council of King's Lynn and West Norfolk and posted on their planning portal before the Clerk had realised her error.