



BURNHAM MARKET PARISH COUNCIL

MINUTES OF BURNHAM MARKET PARISH COUNCIL EXTRAORDINARY MEETING

held on Tuesday, 25^h of July 2023 at 12:30pm at Burnham Market & Norton
Village Hall, Beacon Hill Road, Burnham Market, PE31 8EN.

Present: Cllrs. D Clark (DC) Chair, P Borlace (PB), K Morris (KM), D Cressy (DC1) and
J Neville-Eliot (JNE). Parish Clerk
Members of the public: 0

1. Welcome.
Apologies and consideration of acceptance for absence. None
2. Members' declarations of interest and requests for dispensations.
If you have a Disclosable Pecuniary Interest in a matter to be discussed and it relates to something on your Register of Interests form, then you must declare an interest. You may not participate in discussion or vote on the matter and may be required to withdraw from the meeting.
Cllr Borlace regarding **23/00976/F**
3. To receive any questions from members of the public concerning items on the agenda.
15 minutes in total for this item, maximum 3 minutes per speaker as per the Quick Guide. NONE
NOTE. All Highways issues to be reported by residents to the NCC or in writing to the Clerk.
4. Planning.
To consider and respond to Planning Applications received from Kings Lynn Borough Council in line with comment dates, as below plus any additional planning applications received & circulated by the clerk prior to the meeting:

23/01183/F | 23/01184/LB Internal alterations, construction of boiler room extension, external alterations to fenestration to rear elevation, repair works to fabric of building including renewal of render to front elevation and joinery repairs at The White House 62 Market Place Burnham Market.

The Parish Council would reiterate the comments from the Conservation Officer. The proposed development will cause irreparable damage to an important listed building. Proposed DC1, seconded DC and all in favour.

23/01186/F | Demolition of existing double garage and construction of detached annex for elderly relative. | The White House 62 Market Place Burnham Market
Support on the assumption that the ridge height on the proposed new construction is no higher than the garage which it replaces.

We would also draw attention to the Burnham Market Neighbourhood Plan, which following the Examination Process should now be applied to this, and all undecided and future planning applications. Pertinent to this particular application is the Principle Residence Policy which states that all new developments should be for the use of permanent residents only and cannot be used as a second home or furnished holiday let. We would also add that all glazing should be low VLT type, so that visible light spillage is kept to a minimum, to protect dark skies and minimise negative impact on neighbouring properties. Proposed DC1, seconded DC and all in favour.

23/01031/F | Extensions and alterations to dwelling at 16A Mill Green Burnham Market **OBJECT** on grounds of Residential Amenity, overshadowing and loss of privacy to neighbours. Proposed DC1, seconded KM and all in favour.

23/01061/F | Construction of a single storey first floor extension, with internal alterations to the ground floor. at Howards Barn Creake Road Burnham Market **OBJECT** on grounds of Residential Amenity, overshadowing and loss of privacy to neighbours, overdevelopment of the site. Proposed DC1, seconded DC and all in favour.

23/00805/F | AMENDMENT Conversion of Chapel to form Dwelling. at Methodist Church Station Road Burnham Market – no further comments to our original submission. Proposed DC1, seconded DC and all in favour.

23/00976/F | A small ground level extension on the rear of the house to accommodate a new conforming staircase. An ground level extension linked to the existing kitchen to form a Garden room with Westerly aspect . A dormer at first floor level to an existing bedroom, replacing a very low level window below the eaves. At Palgrave House 19 Front Street Burnham Market. **SUPPORT** – with the caveat that low VLT glass be specified in all new glazing. Proposed DC1, seconded JNE and all in favour (Cllr Borlace abstaining)

23/01130/F | Single flat roof garage to side of property with Office/Gym to rear of garage at Guardian House Creake Road Burnham Market – **SUPPORT** – but conditioned on the use of low VLT glazing. Proposed DC1, seconded JNE and all in favour.

23/01143/LB | Proposed encasement of existing flue/extraction system with metal frame structure faced with brick slips. at No.TWENTY 9 29 Market Place Burnham Market – No further comments to be made. Proposed DC1, seconded DC and all in favour.

5. Planning Policy/Standing Orders – The clerk, as requested, has worked on the Standing Orders and Planning Policy to bring both up to date regarding planning applications due between the Parish Council meetings. The current planning committee will be replaced with a Planning Advisory Group:

Burnham Market Parish Council has given delegated authority to the Clerk to make decisions on planning applications in consultation with councillors (by email/telephone). This does not require a public meeting and members of the public can email or advise the clerk of any comments for consideration. These decisions are reported through to Council at its next meeting. The Parish Council have chosen to set up a Planning Advisory Group (PAG) which gives advice to the Clerk and all parish councillors, and the decision is then made by the Parish Council to the Clerk under delegated authority. The Clerk then makes the approved comments to the

planning officer. A PAG does not have to meet in public, have an agenda or have minutes for their meetings as purely advisory to the Parish Council.

For larger planning applications, if unable to extend the closing date, an Extraordinary Meeting could be called.

Members of the public are encouraged to make comments directly via the Borough Council planning portal. <https://online.west-norfolk.gov.uk/online-applications/>

These updates/amendments have been checked with NPTS and given approval. Proposed DC1, seconded KM and all in favour.

6. The Borough Council have advised that the NDP examiners report is now complete, and the Parish Council approved this as proposed KM, seconded PB and all in favour.

Meeting closed at 13.03 and the chairman thanked all attendees.

Signed

Date

Parish Clerk - Tel: 07437529179

Website: <https://www.burnhammarketpc.info>

Email burnhammarketpc@gmail.com