

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

Monday 14th October 2019 at 7:30pm, Welborne Village Hall

Parish Councillors present: Simon Guest (chairman), Clare Kay, Mike Webb, Clare Miller and Peter Wood. Also in attendance: Bev Long (clerk)

1 Apologies for absence

Apologies were received and accepted from Cllr Carolyn Bailey

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

None

3 Planning matters

3.1 Application – 2019/1934 – Conversion of barn to dwelling – Barn adjacent to Brick Kiln Farm, Welborne Common. Welborne. Full Planning Permission

Councillors viewed the plans, discussed fully and agreed a refusal position with the following comments to be submitted to South Norfolk District Council;

The building in question appears to have been granted planning permission as a storage building for a seasonal smallholding in 2008 (reference 2007/2560/F).

The conversion of this building would represent an unsustainable form of residential development in the countryside. Moreover, the amount of rebuilding required would exceed what would be reasonably necessary for a conversion and as such this represents a new house in the countryside for which there is no exceptional justification.

The building in question is of no architectural or historic merit and if it is no longer required for storage associated with the smallholding it should be demolished and the materials recycled.

Furthermore, the proximity of the conversion to an adjacent livestock building is such that there is a foreseeable unacceptable harm to residential amenity from that livestock use.

The application should therefore be refused as inappropriate residential development in an unsustainable countryside location.

The chairman closed the meeting at 7.40pm.