

Rocklands Parish Council (RPC)
Minutes of EXTRA Parish Council Meeting
7.00pm on Monday 24 July 2024

Present:	David Howie	Chair
	Richard Harrison	Vice-chair
	Tim Ford	
	Philip Leslie	
	Bryan Swaddling	
	Kim Austin	Clerk

Also present: 4 members of the public.

The meeting opened at 19:01

1. To consider accepting apologies for absence

Apologies were received from Cllr. Anne Jones and Cllr. Amanda Jayne Buckland

2. To record declarations of interest from members in any items on the agenda

There were no declarations of interest.

3. To discuss NEW planning application - 3PL/2024/0395/F (306)

Applicant: Mr. Warnes & Laura Ridgeway, Maple Barns, Magpie Lane Rocklands

Location: Maple Barns, Magpie Lane, NR17 1UU

Proposal: Proposed disabled/easy access self-build dwelling for purposes of long-term care

Deadline for comments: 12 August 2024

The applicant Howard Warnes was present and gave an update on his partner Laura Ridgeway who had suffered a severe brain injury in December 2023. Laura is receiving care in the Colman Hospital. Although still not able to move or speak, Howard is hoping Laura will be discharged to come home in a few weeks. Laura will need long term care and there is a long road to recovery ahead. Howard talked about extending his Attleborough house to accommodate Laura on a temporary basis but wanted permission from Breckland to self-build a house at Maple Barns as long-term accommodation, as detailed in this planning application. Watling would co-ordinate the build.

A work friend of Laura said her horses and animals were her life and her happy place.

A resident reminded us that the applicant's previous application had been refused by Breckland and spoke to express concern over permitted development on this land.

There was some discussion about turning circles for emergency vehicles.

Some notes had been prepared by the Parish Council and these points were run through at the meeting.

History

The Parish Council has worked hard for many years to protect the greenfield land between the village's Settlement Boundary and Magpie Lane - as this provides an important buffer between the Settlement Boundary and open countryside. A previous application (3PL/2020/1120/F) - by the same applicant - was refused under policy HOU 04 as it was a significant distance outside the Settlement Boundary, and policy HOU 11 as there was insufficient justification for a Rural Worker's Dwelling.

Signed

Date

Today

- The application does not accord with any of the housing policies in the current Local Plan. As such, if they consider it appropriate, the Local Planning Authority may consider sending it to the Planning Committee.
- Under policy HOU 04 and Appendix 5 of the current Local Plan, the site is far outside the Settlement Boundary - and Rocklands is hugely in excess of its housing allocation.
- We note that, whilst they have not objected to the application, Highways have listed a number of concerns and requested the imposition of a number of conditions - should the Local Planning Authority consider permission.
- There are 10 public representations posted. All are in support - but only 5 are local representations.
- The Parish Council are very sympathetic to the situation of the applicants, their health and their caring requirements. We recognise that it must be an extremely worrying and stressful time for them.
- We understand that confidential medical supporting information has been provided to the Case Officer.

In these unusual circumstances, it is extremely difficult for the Parish Council to make an objective decision. The proposed dwelling is in a totally unsuitable position. However, they proposed to offer **'Cautious Support'** - provided that:

1. A condition is applied that removes Permitted Development rights.
2. A condition is applied to the effect that the living accommodation shall not be occupied at any time as a separate and un-associated unit of accommodation to the current business or used/let-out for commercial gain.

Signed

Date