

CASTLE ACRE PARISH COUNCIL

Minutes of the Parish Council meeting held in the playing field sports pavilion on Thursday 23 May 2019

Present: Mr M Hickey (MH) Chairman Mr L Fisher (LF) Vice–Chairman
Mr T Hubbard (TH) Mr M Tate (MT)
Mr S Allen (SA) Mrs H Breach (HB)

In attendance: Ms L Roast (Clerk) and 6 members of the public.

Apologies: Mr J Moriarty (Borough Councillor), Mr N Patrick (NP), Mrs S Moister (SM), Ms C Williams (CW)

Apologies not received: Cllr G Middleton.

22. PLANNING

19/00684/FM – installation of ground source heat pumps and associated works including ground pipe work at Managers House, Wicken Farm, Old Wicken.

MH explained that at its last meeting, the PC agreed to ‘Object’ on archaeological grounds but subsequently new information has come to light. MH welcomed the applicant to the meeting and asked her to explain how this retrospective application came about. She clarified that the archaeological find mentioned in the documents is in fact four fields away at Lodge Farm under a field in permanent cultivation. The ground source heat pump is seen as a greener alternative than the previous oil heating system for the house and adjoining cottages. Originally, the Borough Council stated that the Wicken would not need planning permission to install the heat pump. Applying for an Ofgem certificate for a backup pump to the master triggered a reference to the Borough Council who, following legal advice, deemed that full planning permission was now required.

Given the ground source heat pump was installed in 2018 and there are no archaeological concerns, Mr Laurie Fisher proposed the the PC ‘Support’ the application. Mr Tim Hubbard seconded. All agreed. The Clerk was instructed to add a comment that the PC considers that the Borough Council’s advice had been poor and the pre-checking of potential archaeological sites seemed slack.

19/00742/F - Two storey side and two storey rear extensions and construction of detached garage following demolition of existing garage at Tower House, St James Green,

Cllrs reviewed the design proposals for this mid-century house that lies outside the Conservation Area. Proposed by Mr Sean Allen, seconded by Mr Laurie Fisher that the PC ‘Supports’ the application. All agreed. The Clerk to add an observation that the long, single faceted roof line which extends over the garage could be visually broken to enhance the design further.

23. The Ostrich Public House -outside decking area on Stocks Green

MH considered that Cllrs should express their views on the latest correspondence concerning the decking – Cllrs disapproval of both the decking and drinks being consumed there were recorded in the PC Minutes of March 2019.

- 1) The decking is a tacky eyesore in the Conservation Area. It is attached to a listed building. In the opinion of the Borough Council’s Conservation Officer, it will require planning

permission and may also require listed building permission. She will be allocating an Enforcement Officer to the case.

- 2) It is unclear whether the strip of concrete at the front is owned by the pub or Highways. Land Registry plans have been applied for.
- 3) The Borough's interpretation of the Licensing Laws is conflicting. A concerned resident was informed that the pub can serve alcohol outside their property legally by reference to the pub's Off-Licence. The PC will contact the Borough's head of licencing for a full clarification of the pub's licencing obligations.
- 4) Does the decking require a street furniture licence?
- 5) The pub has stated they will take in the seating at 18.00 but this seems potentially difficult if people are already seated there.
- 6) Highways may have objections to the close proximity of the decking to the road. Equally vehicles could park alongside, reducing the road width which is already narrow for Eagles coaches to pass by safely.

MH cautioned that the pub is trying to encourage their business and if we make this an issue are we supporting their business?

MH ask the residents present to comment. They expressed concerns about the likelihood of behavioural nuisance and noise, plus health & safety issues that could see pub customers falling off the badly built decking into the road or standing on the highway drinking. It was pointed out that during construction, the base was packed with tarmac from the adjoining road. The close proximity of the decking to a resident's bedroom window in the building next door could lead to substantial disturbance if the tables are not cleared away, as promised by 18.00 .

MT suggested that the PC should not be seen to be encouraging drinking in public as this increases anti-social behaviour.

Agreed to follow up urgently on the issues raised and to push for an immediate planning application so the PC can make its objections fully known.

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24. PUBLIC QUESTION TIME

No questions

The meeting closed at 8.30pm.

The next full Parish Council meeting is on Thursday 13 June at 7.30pm.