Present: Councillors of Hockwold cum Wilton Parish Council

Mrs. P Raburn (Chairman)

Ms. R. Johns (Vice-Chairman), Mr. T. Gossage, Mrs. L. Randall

Mrs. T. Sismey, Mrs. S. Southwell, Mrs. I. Sullivan,

Mr. S. Turner.

Parish Clerk Mrs. L. Fothergill.

9 members of the public

Apologies: Mrs. L. Arbour.

**Ten Minute Open Forum:**

Owners and developers of The Old Stack Yard on South Street explained why they have changed plans from 5 to 3 houses. They said hoped to have the Parish Council’s support for the plans, especially as they had now been amended. They also explained their interest in keeping the site’s heritage and surrounds to be in keeping with the area and the heritage site at the rear.

Residents from The Barns on South Street ( which are next to The Old Stack Yard) queried when the site had been set aside as a potential development site, as this would have affected their purchase of property there. The owners and developers replied that there had been plans for this area for the last 14 years. Residents of The Barns explained their concerns regarding the build, with particular reference to the fact that the rear of their properties have 90% glazing, which will now look at the proposed development rather than the field, and were concerned about privacy. They were also concerned regarding the amount of traffic this would bring into South Street, a road which they feel is already overused, and can be dangerous for pedestrians as there is no pavements. Noted that Highways have already assessed this and won’t make it a one way street, and don’t think that traffic is an issue there.

Mr. B. Allsopp queried as to why there had been any opposition to the development at The Old Stack Yard and to the first floor extension over Hockwold Stores on Main Street. He emphasised that this kind of development keeps a village alive. He also said that if there was an issue with the land Hockwold Stores was on then maybe Fields In Trust who own the playing fields would sell a piece of land to them.

1. **Planning amendment for 15/01472/F, construction of 3 dwellings at The Old Stack Yard, South Street, Hockwold:** Whilst the Parish Councillors are fully sympathetic of the concerns of local neighbours to the site regarding the proposed buildings, they feel that these do not fall within lawful or material objections. Councillors noted that the owners and developers of the land have made significant changes to the plans (in changing from 5 to 3 houses) to try and alleviate some of the issues around this planning. They also noted that the issues regarding an increase in vehicles along South St may be overstated, as the concerns with traffic and speed along this road are about non-resident drivers, rather than those persons who would be driving to / from their own homes there. The Parish Council would like to ask the owners and developers to be mindful the appearance of the buildings and walls, so that they are in keeping with surrounding buildings - ensuring that they are of a flint look.

The Hockwold cum Wilton Parish Council voted to support this planning application, with all present in favour. Cllr Sismey proposed, seconded by Cllr. Raburn.

1. **Planning for 15/01971/F, construction of first floor to provide accommodation at Hockwold Stores, 88 Main Street, Hockwold:** There were several queries / comments regarding this proposed building. The cess pit and telegraph pole for the shop are currently sited in the children's play area behind the shop and these would need to be moved if the building went ahead. These are on National Playing Field Association / Fields In Trust land. Has this body been approached / are they aware? There was an encroachment order from National Playing Field Association / Fields In Trust regarding the rear section of the current building which lapsed last year. It should be noted that this lapsed and was not withdrawn. Two councillors who have lived in the village all their lives noted that the front half of the current building (the walls and foundation which are to be built on for the first floor flat) were primarily built as a chalk cow shed, and therefore would not be either deep enough or have enough substance to act as an appropriate foundation for more building works on top. Noted that there will not be any windows overlooking the children's play area, and agreed this is good and appropriate. Noted that the owners have responded in full to queries raised last time planning permission was sought and that most concerns have been addressed effectively. The use of bins for waste was raised, as household waste cannot go in commercial bins and vice versa. This would mean that more bins would be required if the building went ahead - where would these be sited, as they would be extra to those that are currently left on the pavement which is already narrow at this point? Parish Clerk to raise all these points with Planning department at Borough of Kings Lynn and West Norfolk.

The Hockwold cum Wilton Parish Council did vote to support this planning permission, and was supported by the majority of those present, with Cllrs Turner and Gossage not supporting. Noted that all councillors would like these comments addressed and noted. Proposed by Cllr. Randall, seconded by Cllr. Sismey.

1. **Planning amendment for 15/01316/F, conversion of former cattery at white Dyke Farm, Black Dyke Road, Hockwold**: Councillors had no additional comments to raise with this.

Distribution:

One copy to each Councillor. Copies to Mr M Storey Norfolk County Councillor, Mr M Peake & Mr A Lawrence District Councillors, Downham Market Police, RAF Lakenheath, two copies for display within the village (available at the Village Club and at the Post Office) and one copy for the web-site.