

**Heacham Parish Council
LIGHTING AND WATCHING COMMITTEE
WEDNESDAY 1st AUGUST 2024 AT 7 PM
TO BE HELD AT JUBILEE CLINIC**

MINUTES

PRESENT Cllrs P Sutton (Chairman), J Dear, E Hammond, D Rawnsley, T Parish (Tree warden), S Bolt and P Rawlinson.

APOLOGIES Cllr R Prtichard

Declarations of Interest

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

Cllr E Hammond and Cllr P Sutton re 24/01256/O

2. MINUTES OF THE PREVIOUS MEETING

The minutes from the 4th July 2024 were agreed and signed as a true record.

3. MATTERS ARISING

Grass verges appear to have been done.

War Memorial – deferred to next meeting, with regards to lettering etc.

1 Malthouse Crescent – Cllr Rawlinson says the property looks higher than it should be and much more imposing and has written a letter from Heacham Parish Council. It looks like there are extra rows of bricks. Workmen seem to have stopped work.

Cheney Hill development – Borough to deal with this in October, we say that there isn't enough green space.

4. NOTICE BOARDS FOR JUBILEE CLINIC AND OFH – Plus any others

No prices available for the meeting

5. PLANNING APPLICATIONS

24/01256/O	Marea Farm, 49 School Road	Outline planning permission with all matters reserved for : 8 self- build dwellings.	Object *
24/01311/F	53 South Beach	Replacement of existing flat roof structure with a new pitched roof structure incorporating accommodation and an external raised terrace area (Retrospective),	Object **

***Objection to Planning Application No. 24/01256/O for the Development of 8 Houses in an Industrial Area of Heacham, Norfolk**

Heacham Parish Council are writing to object to planning application No. 24/01256/O, which proposes the development of 8 self-build houses in an industrial area adjacent to a coal yard and a cattle farm in Heacham, Norfolk. This objection is based on several critical points, emphasising the risk of coal dust and the environmental impacts from the adjacent cattle farm, as well as the need to protect the existing industrial and

agricultural activities. Additionally, the objection aligns with the policies and guidelines set out in the Heacham Neighbourhood Plan (HNP), particularly concerning development outside the designated development area and the protection of businesses in Heacham section 10 is of particular interest where it recognises the importance of business areas to our community.

1. Protection of Existing Industrial and Agricultural Activities

Economic and Social Importance

- **Community Infrastructure:** The coal yard is crucial for providing heating fuel to many older homes in Heacham that still rely on coal. Its uninterrupted operation is vital for the community, especially during colder months.
- **Employment and Economy:** The coal yard and other businesses supports local jobs and the economy. Allowing incompatible development nearby could jeopardise these benefits by potentially restricting their operations. By nature, many of them are noisy.
- **This area is primarily industrial:** There are a number important businesses that use this part of the village and this is one of the reasons it is outside the development area of Heacham. The HNP seeks to protect them from housing development that would put them at risk these include:
 - Coal yard
 - Cattle yard
 - Scaffolding Builders yard
 - Joiners yard,
 - Garage
 - Building company

2. Compatibility with Surrounding Uses

Paragraph 182 This section of the National Planning Policy Framework (NPPF) addresses the need to protect existing businesses from the unreasonable restrictions that new developments might impose. The adjoining coal yard and other businesses pre-dates the proposed residential development and its continued operation should be safeguarded to prevent any future constraints on their activities.

3. Environmental and Health Concerns

Health and Safety at Work etc. Act 1974: The coal yard must ensure the health, safety, and welfare of its workers and the surrounding community. New residential development close to the coal yard could result in complaints and potential legal actions related to coal dust on vehicles and in houses, impacting the yard's ability to operate effectively, leading to its demise.

4. Heacham Neighbourhood Plan Policies

Policy 5.1 This section emphasizes that new development should be sustainable and consider the needs and characteristics of the local area. Building new homes next to a coal yard, where coal dust is a known issue, does not align with sustainable development principles.

Chapter 10 - Employment and Business

This policy aims to support local businesses and employment opportunities. The coal yard is a significant local employer and service provider. Allowing residential development nearby could threaten its viability due to potential restrictions arising from nuisance complaints.

Environmental Protection

This policy focuses on protecting the local environment, including air quality. Introducing new residential development next to a coal yard would likely lead to poor air quality for residents due to coal dust, contravening this policy. Furthermore, the applicants Air Quality plan conveniently scrubs over the use of coal. It can only be assumed that it was carried out at a time where coal sales had dropped off during the warmer months. During the winter this is a dusty noisy environment unsuitable for domestic housing.

Designated Development Areas

Development Boundaries: The Heacham Neighbourhood Plan designates specific areas within the parish where development is encouraged and supported. The proposed site for these houses falls outside these designated development areas, directly contravening the plan's guidelines and objectives.

5. Adjacent Cattle Farm Concerns

Noise and Odor

The proposed development is adjacent to a cattle farm where noise and smells are common. The proximity of new residential housing to the farm could result in significant nuisance complaints, potentially impacting the farm's operations and leading to conflicts between residents and the farm this contravenes NPPF paragraph 182 the protection of existing business and employment areas.

6. Air quality

Air Quality Assessment: An air quality assessment can highlight the potential impact of coal dust on the proposed development, reinforcing the argument for maintaining a buffer zone around the coal yard. However, the applications assessment conveniently ignores coal, suggesting there was none seen during the visit. This is disingenuous this is why its called a coal yard.

7. Summary

Protection of Existing Use: The coal yard and other businesses are critical to the community; their operation should be protected from new residential developments that could impose restrictions, leading to their loss.

Compatibility Concerns: The proposed development area is incompatible with the industrial operations, as highlighted by NPPF paragraph 182 and local planning policies, including those in the Heacham Neighbourhood Plan.

Public Health and Nuisance Risks: New development could lead to health risks and nuisance complaints due to coal dust, noise, smell and other issues associated with small industry.

Community Needs: Many residents depend on the adjoining coal yard for heating, and its restriction or closure due to nearby development would harm the community. We have fewer businesses in the village that we need these provide services and employment, we should be looking at expanding these further not reducing them.

Evidence-Based Opposition: Technical assessments (air quality and health impact assessments) provide concrete evidence of the risks, reinforcing the argument against the development.

Designated Development Areas: The proposed development falls outside the designated development areas defined in the Heacham Neighbourhood Plan, violating the plan's guidelines and vision for sustainable development.

Agricultural Impact: The adjacent cattle farm's common noise and smells make the location unsuitable for residential development, likely leading to future conflicts and operational restrictions on the farm.

I strongly urge the planning authority to refuse this application to protect the existing industrial and agricultural activities, safeguard public health, and align with the NPPF and the Heacham Neighbourhood Plan and its policies.

****Objection to Development at 53 South Beach 24/01311/F**

Heacham Parish Council objects to the application for the proposed roof conversion at 53 South Beach Heacham. This objection is based on the significant increase in habitable space within an area designated as Flood Risk 3.

Flood Risk Concerns: The primary concern is the location of the property within a high flood risk area. Increasing habitable space in such an area is inherently unsafe and contradicts the policies aimed at minimizing risk to life and property. The design itself is not under scrutiny; if this conversion were proposed for a property outside the flood risk zone, an objection would likely not be necessary. However, the high flood risk classification of this location makes the proposal untenable.

Planning Statement Issues: The planning statement associated with this development fails to adequately address the inherent safety concerns associated with increased habitation in a flood-prone area. Despite the unfortunate reality that the structure is already built, this should not influence the decision-making process, as it was constructed at the owner's risk. Allowing this development to proceed would set a dangerous precedent, suggesting that unauthorised constructions will be retrospectively approved.

Misrepresentation of Property Changes: The planning statement inaccurately claims that one of the bedrooms is being removed. The drawings indicate that the property remains a two-bedroom residence before and after the conversion. In reality, the changes result in a large bedroom space that could potentially function as two separate bedrooms. This misrepresentation further undermines the integrity of the application.

Policy Violations: The proposed development is in direct violation of Policy DM18 and the Heacham Neighbourhood Plan Policy 17, both of which prohibit significant increases in habitable space within high flood risk areas. The description of the new space as a "viewing area" does not mitigate the fact that it substantially increases the property's habitable area, nearly matching the size of the downstairs space.

Conclusion: Given the significant risks and policy violations, Heacham Parish Council strongly objects to the proposed development at 52 South Beach. The safety of current and future residents must be prioritised, and approval of this application would contravene established flood risk management policies.

6 ANY OTHER BUSINESS

- a) Cllr P Sutton raised a query regarding the Silver Sands Site, stating that the steps are not safe for children. A retrospective application has been lodged.
- b) A letter has been received from Esther Boehm – do we have a meeting with them regarding the dairy site? Hear her proposal but cannot give her an specifics.

- c) Cllr T Parish spoke regarding the toilets at South Beach and told the Committee that he has called in the application for the campsite. Who can use these toilets? System limited to usage of 40 people a day. Will more than 40 people use them as they use the campsite. Sea water will also cause a problem
- d) Fenway – Lost appeal regarding extending the campsite and also lost the appeal to use access and so owner has now opened up an old access. Kenhill own some of this land and are not happy as the right of way accesses their land. The residents are intimidated by the owners drivers.
- e) The shingle ridge – there is a meeting at the Methodist Chapel. The ridge is to be wider and higher and moving inland. Sand is moved from Snettisham to Heacham but the fine sand moves back. It is 6.5m above sea level and has to be defended. Recycled sand goes to the down in Dersingham – why? Recharge 2023 and 2030 – but would cost millions to do this. Cllr Parish reported that there was a report to come.

7. NEXT MEETING

Meeting ended 20.22

Date of next meeting to be held on Thursday 5th September 2024 7pm in the Parish office.

.....Chairman

.....Date