

**MINUTES OF THE EXTRAORDINARY MEETING OF BROOKE PARISH COUNCIL HELD AT 8.15PM ON
MONDAY 1ST OCTOBER 2018 AT BROOKE METHODIST CHURCH**

Present: Mr Jinks, Mr Sanford, Mr Warman, Mr Mears, Mrs Powell, Mr Harrison, Mr Tobin, Mr Musgrave, Mrs Beardsell and Mrs Andrews (Clerk)

In Attendance: 8 members of the public.

1. Apologies:

None.

2. Appointment of Planning Consultant:

Mr Jinks welcomed Councillors and members of the public to the meeting. He explained that the sole purpose of this extraordinary meeting is to agree on the appointment of a Planning Consultant to advise on how best to resist planning application number 2018/1780, prepare the consultation reply on the Parish Council's behalf and to prepare the 5 minute representation to be delivered at the Planning Committee meeting currently scheduled to take place on 7th November 2018.

It was agreed at the last meeting which took place on 20th August 2018 that a Planning Consultant would be appointed up to a cost of £3000. Mr Jinks approached three Consultants: Mike Haslam, Small Fish and Richard Buxton.

Mr Buxton is a planning lawyer based in Cambridge and charges £275 per hour. Mr Jinks, Mr Mears and Mr Warman met on site with him and did not feel that he was giving the necessary indications regarding the best strategy for opposing the application. They did not recommend him for this appointment but noted that he is experienced at referring cases to Judicial Review, which may be useful if it is decided to pursue such a review in future.

Mr Jinks spoke with Mark Chapman of Small Fish who felt that it was not worth arguing the 5 year land supply issue and would prefer to focus on other aspects of the application. The Parish Council feels that the 5 year land supply is a key point to be addressed, so it was agreed that Small Fish would not be the best advocate for the Parish Council.

Mr Jinks spoke with Mr Haslam, who has many years of experience as chief Planning Officer at South Norfolk Council, lived in Brooke for a number of years, and made the most positive comments about the Parish Council's strategy for opposing the application. Mr Haslam charges £85 per hour (£680 per day) and suggests a fee cap of £1,500 (plus expenses) for an estimated three days work. He is unable to attend the Planning Committee meeting on 7th November due to a prior commitment, but would be available for the December meeting if the application is deferred until then. Mr Haslam commented that it may be better for the verbal presentation to be delivered by a member of the Parish Council, who would likely appear more authentic in the eyes of Committee members.

Mr Tobin asked whether it is likely that the verbal presentation will be challenged by any members of the Committee and if so whether Mr Jinks would be sufficiently qualified to answer any questions. Mrs Powell advised that having attended Planning Committee meetings in the past, she has never known many questions to be asked and that the meetings are a forum for delivery of information and not for general debate. Mr Warman advised that he was on the Planning Committee for a number of years in his capacity as District Councillor; he advised that the Committee's job at the meeting is to decide whether or not to uphold the Planning Officers recommendations. The recommendation will be published a week before the meeting so the Parish Council will know at that time whether the Officer (Claire Curtis) is recommending approval or refusal.

Mrs Beardsell advised that she had spoken with Michael Rayner who is a Planning Consultant. He works independently but is also employed by the Campaign for the Protection of Rural England (CPRE). He will be representing CPRE on this application and will therefore be familiar with it. He charges £40 per hour.

Mrs Hayes, member of the public and member of Brooke Residents Against Inappropriate Development (BRAID) advised that BRAID is hoping to get 5 minutes to speak at the Planning Committee Meeting and is considering employing Mr Rayner to speak on their behalf. She suggested that the Parish Council could share his services so that if Mr Jinks is questioned on his presentation, he could refer to Mr Rayner for advice.

Mrs Hayes advised that as of November, the National Planning Policy is changing with regard to the 5 year land supply which is currently being used as a loophole for developers. She suggested that if the development decision could be delayed until the policy changes, the 5 year land supply status, which seems to be the point that the proposed development hinges on will no longer apply.

Mr Tobin suggested that John Fuller (District Councillor) should be challenged again on his stance toward the proposed development now that it is clear that there are no guarantees or promises for funding of a new school regardless of whether serviced land is supplied free of charge, and now that the school has confirmed that the current school is in fact fit for purpose. The Parish Council would like Mr Fuller's assurances that he would be supporting the overwhelming majority view that the proposed new development should be recommended for refusal. All present agreed and this will be raised at the next ordinary meeting.

Mr Jinks proposed that Mr Haslam is appointed on the fee basis set out above (including a fee cap of £1,500 plus expenses) to prepare the Parish Council's consultation reply recommending refusal of the proposed development and to prepare the 5 minute presentation for Mr Jinks to deliver at the Planning Committee meeting. He proposed that Mr Raynham is also appointed by the Parish Council at a cost of £40 per hour to attend the Planning Committee meeting (if Mr Haslam is unavailable) as back up for Mr Jinks to refer to if necessary. Mr Harrison seconded the proposals and all present were in favour.

Mr Jinks stressed the importance of the Parish Council, BRAID and members of the public working together so as not to cover the same ground. He suggested he should speak to Mr Haslam to confirm his appointment and instruct him to produce a draft letter on behalf of the Parish Council. This will be reviewed at a meeting on 15th November between Parish Council members, Mr Haslam, Mr Rayner and representatives from BRAID to agree the final wording. All present were in agreement.

There being no further business, the meeting closed at 9.25pm.