

Minute of Brooke Parish Council site meeting held on Saturday 9th January 2016 at Highfield Stables, Highfield Lane, Brooke at 9am

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

Apologies: Mr Marris and Mr Mears

2015/2750 – Retrospective application for the use of Highfield Polo Ltd, Polo horses used for competition around the UK and proposed horse walker.

The application was recommended for approval with the comment that the Parish Council supports the principle of the proposed Polo centre of excellence subject to the County Council being satisfied on the traffic movements and highways arrangements.

2015/2588 – Proposed garden storage shed at 21 Old Hall Gardens.

The application was recommended for refusal on the grounds that the scale of the building is excessive for normal domestic requirements.

2015/2752 – Single storey rear extension to 6, The Street

There were no views or comments to make on this application.

2016/0030 – Proposed extension and erection of garage at 16, St Peters Road

The application was recommended for approval as an appropriate extension to an existing dwelling which replicates the front extension of the adjoining dwelling.

2015/1277 – Amended application, Proposed bedroom annex at rear of Kings Head PH, existing listed stable block (barn)(to be renovated and remain as a store to the PH.

The amendment concerned removal of trees. It was agreed to reiterate the previous comments made only omitting the comment about removal of trees. Comments are as follows:

- Councillors felt this would be over-development of the site because the proposed use of the accommodation would require car parking in its own right and the car park is already full most of time. No more land would be available for car parking in the current proposal, even though the spaces would be marked out.
- While we appreciate the provision of parking for disabled visitors, these should also include the provision of toilet facilities for any disabled visitors; there is no point providing parking when, currently, there are no disabled toilet facilities.

- There is no evidence of the need for more B & B provision in the village, which is considered well provided for with private B & B already.
- There are concerns about disposal of surface drainage from the new buildings into the existing ditch on the rear boundary of the Public House and neighbours properties. The proposals should specify the provisions for maintaining the ditch, which are not mentioned on the plans.
- The Parish Council feels this is an inappropriate development within the curtilage of a listed building; there is the potential for noise impact on the neighbours in both adjoining dwellings (8 Norwich Road and 1 The Street) which could be significant and could be 24 hours a day, 7 days a week.
- We feel this would be a piecemeal development as there are buildings not mentioned in the application: any proposal, if approved, should include details of the uses of all buildings on the site and any renovations or alterations proposed, all of which should be in accordance with the current listed status.
- The Parish council unanimously recommend refusal for the reasons above.

There being no further business, the meeting ended at 10.00am.