

**Site meeting of Brooke Parish Council held on Saturday 27 June 2015 at 9am,  
meeting initially at 63 High Green**

**PRESENT:** Liz Powell (Vice Chairman), Roma Beardsell, Steve Mears, Dave Sanford, Paul Marris, Ken Warman and 3 members of the public

**APOLOGIES:** Apologies received from Edward Jinks, Jo Andrews and David Harrison

Notes were taken by Liz Powell

**63 High Green - 2015/1117**

Mrs Beardsell reported that she had been told by the applicants that they are not now proposing to remove the front hedge; they will be putting some more in to fill it out. The Parish Council feels that the proposed building is too big; it will dominate the street scene and it changes the line of the other buildings on High Green in a conservation area. It is too close to the road and will be a huge impact on the next door neighbour at 65 High Green because of the height above the current boundary fence. The Parish Council unanimously voted to recommend refusal. Mrs Powell visited the resident at 65 High Green; she is an elderly lady who lives alone. The applicant had visited her and showed her the plans. The resident has decided not to make any comment to South Norfolk Council.

**14 High Green - 2015/0957**

It was agreed to recommend approval; it is an appropriate replacement of old conservatory.

**49 High Green - 2014/2041**

Mr Marris declared an interest in this item and took no part in the debate or the vote.

Parish Councillors voted to recommend approval on a majority vote with conditions. There are concerns about the entrance and exit to and from the site onto High Green because of the current congestion on the road with residential parking and the fact that the school is on High Green and there are peak times when the road is very busy. Also there are concerns about drainage which is problematical historically and some residents still experience difficulties now on the same side of High Green as this proposal. The Parish Council want to be assured that this will be properly addressed.

It was agreed that the Clerk would be asked to request an extension of time for comments to give an opportunity to David Harrison (who could not come to the site meeting) to make comments. It was also queried whether the new councillor to be co-opted at the next Parish Council meeting, Paul Musgrave would be able to vote. If not, then the decision to recommend approval will be sent to South Norfolk Council with conditions as outlined above.

**Brooke King's Head - 2015/1271 (Listed Barn) and 2015/1277 – proposed new buildings**

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 Councillors appreciate the provision of parking for disabled visitors, it was felt that the proposal 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.

Councillors are not aware of any 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.

There is a concern that the proposal says there are no trees to be removed but on visiting the site, this was considered not to be true. The Parish Council would like a detailed tree survey to assess the trees and the impact on the established yew trees to the rear of the next door neighbour at Number 8 Norwich Road. Councillors felt the proposed buildings would be too close to the roots of these yew trees which are not shown 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.

Councillors felt 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 councillors unanimously recommended refusal of the proposal for the above reasons.

**2014/1743 - Brooke House dementia unit, The Street**

Councillors were informed that the proposed extension to the dementia unit at Brooke House has now been withdrawn.

There being no other business, the meeting ended at 11.30am.