

CLEY PARISH COUNCIL

7 Bridge Close, Cromer, Norfolk, NR27 0FJ
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Planning Report

The following planning report is for approval at;

Cley Parish Council Meeting on Thursday 13th April 2023

1. The following applications have been circulated to all Cllrs prior to the meeting;

- **PF/23/0705** Solveig, The Fairstead, Cley. – To be discussed and response and agreed in the meeting.

- **PF/23/001** Cookes Marsh Barn, Holt Road, Cley

Clerk to respond as follows;

Thank you for consulting Cley Parish Council on the above planning application. Cllrs **OBJECT** to the above planning application.

Cllrs raised concerns regarding suburbanisation and domestication from the render, the white plinth, the wheelie bin store, the Hard standing for parking (not within curtilage). The new doors (facing west) will be visible from Wiveton and the turning circle for emergency vehicles. **Therefore, the planning proposal does not comply with EN1.** Light pollution from increased glazing- the windows facing east in previously blocked up openings are much larger than before, the addition of new doors facing west, the north opening is bigger than existing door. **The planning proposal does not comply with EN2.** New openings in walls create more risk from floods, why is this being allowed in a fluvial and tidal flood zone 2,3a and b? **Does not comply with EN10.**

It appears as if the entirety of the barn, a full 156 sqm, is being converted, not less than as originally proposed. CPC understands that if more than 150 sqm is being converted the EA and other consultees must be consulted.

It does not appear from the floor plan that there will be an owner or management present as would be expected with a C1 use. It appears more like a holiday let (not C1).

Cllrs have raised concerns regarding parking, there is insufficient parking available for 4 rooms.

Cllrs have questioned the ownership of the track as shown on the plans, and believe this information is incorrect.

Change of use from agricultural to wetlands - a large pond has been dug in a water meadow. This is not a wetland. Cllrs have asked when was the land last in agricultural use?

2. Decision Notices – to note the following decision notices received.

2.1 LA/23/0340 The Old Manor House - Approved