

## **Minutes of Barnham Broom Parish Council extra meeting held on 18<sup>th</sup> October 2017 at Barnham Broom Village Hall**

**Present:** Cllrs J Burns (JB), J Cowan (JC), M Edwards (ME), P Garrard (PG) and J Hensley (JH)

**In attendance:** H Frary (Locum Clerk), CC Dewsbury, DC Edney and ten members of the public

In the absence of Brian Read, John Cowan chaired the meeting

### **OPEN FORUM**

Residents expressed the following concerns:

- Work is already being carried out after operational hours in contravention to current planning regulations
- Other garages in the area operate under similar working hours of the existing permission and there is no reason to extend, particularly being in a residential area.

The applicant and tenant expressed the following views:

- The extended hours are to give flexibility in running the site and allow for work to be finished in an evening.
- There is no intention to operate until 11pm on a regular basis
- The closest resident has no complaints of noise during the day
- The businesses being compared are much larger and have the ability to close earlier.

Residents responses:

- The closest resident who has no concerns does not have a garden which borders the site
- Consistently exceeding the noise regulations under the current operating hours causes disturbance. Any increased hours would increase significantly the negative impact on neighbouring properties.
- It was noted that when operating inside (as current permission regulates) the noise is within limits, but this planning condition is also regularly broken by working outside the garage.
- No application has been made to relax the noise limits, yet to work outside (as requested) would be impossible with the current limits in place.
- Environmental regulations for both noise and air pollution must be enforced.

Applicant / Tenants responses:

- The door is single skinned steel and cannot make the suggested reduction to noise levels
- The only work undertaken outside is pressure washing vehicles using a domestic appliance
- The current permission was granted with reference to the previous owner who operated with 28 members of staff and would have been much noisier.
- The owner worked outside the building after hours last night (17 October) as it was not possible to adhere to the current regulations.
- Mediation between businesses and residents would be positive
- There may be local employment opportunities in the future.

Meeting opened at 7.50pm

**1) Apologies:** Cllrs J Ewles (JE) and B Read (BR) (Chair)

**2) Declarations of Interest.** There was discussion around the need for JH to declare and interest, and on consideration of the flowchart issued by South Norfolk Council Monitoring Officer, he informed the meeting that there was no interest for him to declare.

**3) To consider the view of the Council about the following planning applications.**

- a. 2017/2273 & 4: Home Farm, Norwich Road, Barnham Broom – rear extension. No views or comments
- b. 2017/2208: Ashtree Works, Mill Road, Barnham Broom. Variation of conditions 2 - amend to use of machinery for outside working hours of Monday-Friday 0800-1800 and Saturday 0800-noon, 3 -

amend to use of machinery inside to working hours of Monday-Friday 0800-2300 and Saturday 0800-1700 and 6 - all doors to be closed except for entrance and exit doors outside of working hours of Monday-Friday 0800-1800 and Saturday 0800-noon of permission 2004/1183 (Flues to serve replacement spray booths for waterbased paints, re-positioning of 1no existing booth and installation of gas tanks)

The views of both residents and applicant were considered and discussed. The following points were added:

- Being in a residential area the site is unsuitable for an industrial area
- Noise pollution and disturbance are a material planning consideration
- Local businesses should be supported
- It was suggested that the building could be modernized to reduce the impact on local businesses.
- Concerns over setting a precedent for any future tenants if permission for extended hours is granted

There was a vote and one Councillor was in favour of the application, three Councillors were against the application and the Chair abstained. A planning objection on the grounds listed in both open forum and the meeting to be submitted by the Clerk. Proposed: JB, seconded: JC

c. 2017/2281: Thatched Cottage, Mill Road – internal structural repairs. No views or comments

**4) Date of Next Meeting:** 16 November 2017

Meeting closed at 8.15pm