



MERTON PARISH COUNCIL

Chairman: M Parker

Clerk/RFO: R Martin



MINUTES OF THE EXTRAORDINARY MEETING IN ST PETER'S CHURCH CALLED IN RESPONSE TO PARISHIONERS' CONCERNS REGARDING PLANNING APPLICATION 3/PL/2015/0657/F and 3PN/2015/0035/UC

Present: Councillors: Parker (Chairman), Dunn, and Riley, and Rosemary Martin (Clerk); 19 parishioners in attendance.

629. To receive apologies for absence

Apologies received from Cllrs de Grey and Macro.

630. To receive declarations of interest

None received.

631. To receive overview of contents of and background to Planning Applications

Cllr Parker opened the meeting. Cllr Dunne outlined the background behind the applications

3/PL/2015/0657/F In theory, this application should be refused, since there is currently no out settlement boundary for Merton, and BDC planning policy therefore dictates that any planning application for residential development be refused.

3PN/2015/0035/UC In theory this application should be refused, since the building is not an 'agricultural building' within the current act.

632. To adjourn the meeting for Parishioners' Questions

The meeting was adjourned

The meeting was reconvened.

633. To discuss, and agree Parish Council response to Planning Application

3/PL/2015/0455

3/PL/2015/0657/F

1. This application is against BDC policy in that there is no out settlement boundary for Merton, and thus no residential building is permitted, ignoring policy to allow this application could set a precedent for further such development

2. In view of the number of houses currently being built, and the number of proposals for building houses in the Watton area, there should be no shortage of housing, a further reason not to overturn policy

3. This is a green field site, and there are undeveloped brownfield sites which could preferably be developed in the parish

4. This site is directly adjacent to an SPA protection zone where stone curlews are nesting and therefore no new building is allowed, either in the SPA or within 1500 metres of the designated area

5. The houses would be sited on the Peddars Way, which, at this point is a farm track, footpath and bridal way. It is not a road, and no traffic is allowed along the track, other than for access for the existing 5 houses.

6. The application appears to contain provision for parking for 9 vehicles. This would almost double the probable amount traffic along the track

7. Access to the Peddars Way itself is via a single track road from Merton Village Green, again mainly used by walkers, horse riders and farm traffic. The road from Merton Village into Watton is also a single track road, with a dangerous blind bend as it leaves the village

8. There are no amenities in the village, and the site is 1.8 miles from the centre of Watton, so trips to schools, supermarkets, doctors, etc would involve car journeys

9. A bat survey, carried out in July 2013 in the immediate area has revealed that there is a substantial bat population – including evidence of the Barbistelle – a red listed variety and one of the rarest mammals in England



MERTON PARISH COUNCIL

Chairman: M Parker

Clerk/RFO: R Martin



10. There are no street lights anywhere in the village, and the amount of lighting proposed for this development would, in our opinion, constitute serious light pollution.

3PN/2015/0035/UC In theory this application should be refused, since the building in question is not and has not been an 'agricultural building' within the current act.

After the discussion, the Chairman took a vote on who supported the applications and who opposed them. All present opposed.

On the basis of the above, the Parish Council will oppose the applications.