

CLEY PARISH COUNCIL

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Planning Report

The following planning report is for agreement at;

Cley Parish Council Meeting on Thursday 14th December 2023

1. The following application has been circulated to all Cllrs prior to the meeting.

PF/23/2385 Claia Bourne – Clerk to respond “Cllrs do not object to the planning application, however they are concerned by the amount of additional glazing proposed. Cley lies within the Glaven Valley Conservation Area and AONB, as such Cllrs would prefer to see reduced visible transmission glass used in the roof lights to decrease the amount of light spill and help protect Cley’s dark skies.

Cllrs have commented that they would prefer to see the independent annexe used as ancillary use only to the main dwelling.

Parishioners have been in contact with the Parish Council to raise their concerns with regards to construction. The site has restricted access via an unregistered track shared with other vehicle users which currently struggles to take large vehicles. Furthermore, concerns have been raised about construction traffic using Church Lane, as it is a single-track road which has suffered from damage in the past caused by heavy good vehicles. The road has suffered from subsidence and residents are concerned that unless a construction plan is agreed, further damage may occur from future construction traffic. The Parish Council ask that the applicants are made aware of these concerns and work with the Parish Council to ensure minimal disruption during the construction phase”.

NNDC polices affected are EN1 and EN2 (lighting) and CC1 (biodiversity).

PF/23/2331 Clare Cottage – Clerk to respond “Cllrs do not object to the planning proposal. Due to the proposed roof lights Cllrs have requested that reduced visible transmission glass is used. This is to minimise any impact on the Dark Skies in the AONB and Glaven Conservation Area (EN1 and EN2). The proposed new long window on the west elevation was felt by Cllrs to be out of keeping, however given that it is not street facing the impact would be minimal, nevertheless reduced visible glass should be used.

Cllrs asked that a condition is placed on the annexe as ancillary to the main dwelling.

2. Decision Notices

PF/23/1951 Green Farm - APPROVED