

**Minutes of the Meeting of Filby Parish Council held on
Monday 26th April 2024 at 6pm at Filby Club Room**

Present: Adrian Thompson (Chairman)
Louise Elms
Ian Richardson
Derek Nicker
David Shaw
Catherine Moore, Parish Clerk

Also present: 1 member of the public.

1. Apologies for Absence

Apologies for absence were received from Lynette Hutchinson and John Baldry.

2. Declaration of Interest for items on the agenda

Adrian Thompson declared an interest in item 4a Black Barn as he rented land adjacent to the application site.

3. Public Forum

a) Public

The Black Barn applicant was in attendance at the meeting. It was noted that updated plans had been submitted to Great Yarmouth Borough Council, with the minimum recommended 20 parking spaces included. He noted that the plan had been amended, and a piece of land adjacent had an agreement for rental, on a minimum five years lease, from the neighbour which would provide 13 to 15 parking spaces, together with the original proposed parking area. The southern parking area was being removed from the plans. Rooms would have allocated parking, and spa guests would book parking in advance with no 'walk in' customers. The cross-over of spa customers and residential guests was being removed, with the timings improved to facilitate this. There would be an additional fourth room being rented out, currently there were three rooms. There was a maximum of two guests per room.

It was noted that the change in car parking was because the site was becoming fully commercial, and that public transport links were another consideration.

It was noted that the spa was 12 people maximum, with 8 residential guests maximum, and that the two would not cross over.

4. Planning

a) New Applications

06/23/0822/CU Black Barn, Market Lane: Change of use from a residential dwelling and outbuildings (Use class C3) into a 4no. bedroom hotel and spa complex with treatment rooms and a 6 person swimming pool (sui generis use).

On the basis of the applicant's presentation, it was felt that the car parking concerns had been addressed, and that the rural location meant that public transport links were not possible. There had been no neighbour complaints.

It was **agreed** to comment with no objections provided the 22 spaces were secured, proposed by Derek Nicker, seconded by Louise Elms, all in favour. **ACTION: Clerk**

06/23/0704/F Southfields, Main Road: Retrospective application for the retention of a single storey outbuilding for uses ancillary to the main dwelling, and as a separate 1 bedroom residential annexe.

It was noted that the red line had been moved as the southern point was still agricultural land and would require a new application to change the use to garden. The new building was twice the size of the original outbuilding, and that it was likely to have a number of conditions applied including not being commercial; being dependent on the main dwelling for kitchen facilities; and
It was noted that the latest plan submitted was not what was on the site.

It was **agreed** to comment that the plans were not representative of what was on the site therefore the Council could not support the application, proposed by Ian Richardson, seconded by David Shaw, all in favour. **ACTION: Clerk**

5. Date of Next Meeting

The next meeting would take place on **Wednesday 1st May 2024**, Annual Parish Meeting at 7pm followed by the Annual Parish Council Meeting, at Filby Club Room.

The meeting closed at 6.35pm.

CHAIRMAN