WEREHAM PARISH COUNCIL
Extraordinary Meeting of the Parish Council
6 October 2025 at 6.45 pm
In the Community Room, Wereham Village Hall, Wereham

Attendance:
Cllr Sandra Calvert (Chair) (SC) (Except item 86/25)
Cllr Stephen Bradsell (SB) (Vice Chair)
Cllr Jo Wellington-Bruce (JWB)
Cllr Jennie Day (JD)
Cllr Jonathan Marsh (JM)
Cllr Bridget Slade (BS)
Helen Richardson Parish Clerk and Financial Responsible Person

Also in attendance:
Residents of Wereham - Public – 3
Cllr Sue Lintern, Borough Councillor, BCK/LWN

83/25 Note Openness and Transparency Notice and To Consider Apologies
The Chair highlighted the Openness and Transparency Notice on the reverse of the agenda detailing the standing orders. There were no apologies.

84/25 Declarations of Interest
Cllr Sandra Calvert advised that she abstain from discussion and voting item 4. Councillor Jennie Day and Cllr Stephen Bradsell requested that the Chair leave the meeting for this item, the Chair agreed to do so, however it was noted that she didn't have to as she would be abstaining from discussion and voting.

85/25 Planning Application Consultation
To Discuss and Approve a Response in Regard to Planning Application OUTLINE APPLICATION-SELF BUILD: Demolition of existing dwelling and sheds to allow for the erection of 3No self / custom build dwellings including the formation of a new access at Autoville Lynn Road Wereham King's Lynn Norfolk PE33 9BD

Grounds for Objection:

- **Conflict with Local Plan:**
    - Site lies outside the designated development boundary.
    - Application does not meet criteria for windfall development under Policy LP02.
    - Approval would undermine planning policy and set a precedent for future boundary breaches.
- **Highway Safety Concerns:**
    - Location adjacent to A134, a busy trunk road with high HGV traffic volumes.
    - Poor visibility and vehicle acceleration pose safety risks.
    - Site lacks space for turning circles, unsuitable for construction and delivery vehicles.
    - Risk of reversing the bypass's intended function by increasing village traffic.
- **Infrastructure and Amenity Issues:**
    - Electricity pole on site serves neighbouring property; easement required if development proceeds.
    - Proximity to scrapyard raises concerns over noise, dust, and odour for future residents.
    - No amenity value added to the village.

RESOLVED: That the Wereham Parish Council <u>Object</u> to the Planning Application: OUTLINE APPLICATION-SELF BUILD: Demolition of existing dwelling and sheds to allow for the erection of 3No self

/ custom build dwellings including the formation of a new access at Autoville Lynn Road Wereham King's Lynn Norfolk PE33 9BD, on the grounds that

- **The visibility access in and out of the site onto the A134 was not suitable or safe;**
- **The development was well outside the Wereham Parish development boundary and would set a precedent for further developments coming onto the A134;**
- **The lack of amenities in the village to support the additional development**
- **That the planning application plans do not reflect the lay out of the road correctly.**
- **As stated by Highways there is space for turning circle of the site.**

(Proposed GK; Seconded JWB, four were in favour, three were against and there was no abstentions)

86/25 Planning Application Consultation
To Discuss and Approve a Response to the Planning Inspectorate in relation to APP/V2635/W/25/3372005 Barn At E568308 N301300 Stoke Road Wereham Norfolk, proposed residential development involving the demolition of existing barn complex.

The Parish Council confirmed that they had no further information to add to what the inspectorate had already received via the Borough Council's submission.

(Proposed GK; seconded JWB all were in favour)

87/25 Date of Next Meeting
To approve the date of the next meeting – Monday, 10 November 2025 at 645 pm in the Community Room, Wereham Village Hall.

Noted.

Meeting closed: 19.25 pm