

Fulmodeston & Barney Parish Council

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Minutes of the Extraordinary Parish Council Meeting held at 7.00pm on Monday 6th July 2026 in the Community Hub, Barney.

Present: Cllrs R. Harris (Chair), D. Cooke, A. Fearn, C. Lickley M. Marshall and J. Marston, locum Clerk – K. Harris
2 members of the public.

26/47 Welcome those present to the meeting.

The Chair welcomed everyone to the meeting and thanked all for coming. There were no apologies.

He explained that the meeting had been convened to discuss the following planning application: Change of use of existing agricultural buildings with extensions and external alteration to form 4 dwellings, Location: Yew Tree Farm, The Street, Barney, NR21 0AD

26/48 To receive declarations of Interest and request for dispensations in any agenda item.

There were none.

26/49 Open Forum for public participation

A resident gave the following views of the Planning Application:

She was positive about a development taking place on the site of Yew tree Farms Barns, but had issues with this planning application-

This looked like over-development – 2 or 3 properties would be better

There were too many parking spaces for this number of properties

Access and egress is onto a blind bend

How would vehicle movement happen within the site

There was no storage space marked for bins or outside storage

How will the communal courtyard be cared for

Why has the site containing the green shed immediately behind this one been marked out but no proposals submitted – she was concerned that this would be further over-development of the site

The rear site already contained marks for parking 4 vehicles

This rear site would be a positive addition to the village if it became workshop use.

26/50 To consider and Approve the Council's response to the Planning Application: Change of use of existing agricultural buildings with extensions and external alteration to form 4 dwellings, Location: Yew Tree Farm, The Street, Barney, NR21 0AD

Cllrs made the following comments:

Development of site All agreed they are in favour of the site being developed – but there were major concerns about the access, both for residents and visitors, and for emergency vehicles, and about the density of the building on the site.

General The impact of this development on the village needs to be taken into consideration

There are 2 parts to the site, but there are no proposals for the rear site with the green barn – Cllrs noted that this limits the visibility of the new properties and the site is marked out but no further information is given.

Access/exit Major concern of Cllrs

Highways have previously stated [application for Yew Tree Farmhouse in 2025] that the access/exit is 'substandard' - the visibility from the exit northwards is very limited, and if there are parked vehicles on The Street there is no visibility at all.

The applicant states that 'regular access for large agricultural machinery' is a positive. No large agricultural machinery has used this site for more than 20 years. Traffic volumes and sizes have substantially increased in that period, as has traffic speed. The 30mph limit was introduced in the late 1990s. During the period of demolition/construction this could also be a major problem.

What about access for refuse collection, postman, general deliveries and emergency vehicles.

Sewage No comment is made by the applicant, who appears not to know that there is mains drainage along the road.

Energy Why no solar panels? No ground source heat pumps? - more detail/information is needed on. No water storage proposed for the, possibly substantial, rainwater from the roof areas.

Yards 12 car parking spaces are allocated, mostly in front of the proposed buildings. No provision is shown for waste/recycling bins – which will presumably be in the front yard – for convenience. There is no provision for any outside storage.

Design Major concern – density of the properties on the site.

Overall design is poor, UPVC windows and doors. The design is out of keeping with the adjacent buildings along The Street. Need to check the height of the buildings – they should not be higher than those in the village already.

The metal roof and timber cladding of the central building and replicating the large doors is out of keeping with the brick of the rest of the design

The building replacing the Egg Shed alongside the road has hardly any windows

There is a lot of detail missing: sewerage, method of heating, storage for bins etc.

Other buildings The 'tin shed' at the rear is not within the plan – it is included in a second marked area, so will it form part of a future plan? It currently limits substantially the view westwards from the new houses 2, 3 and 4.

Biodiversity & Environment 'no irreplaceable habitats' - how has this been ascertained? Lack of information.

Demolition/ Construction period There would be considerable disruption for a lengthy period. Application states 'working hours to be restricted', the hours stated are incorrect, suggesting that all working will be overnight.

Stated Use Stated to be for 'market housing', this looks like second homes or holiday lets. We need to ask for a restriction on use.

The design looks like holiday homes, particularly where the parking spaces are sited and the properties have tiny or no garden space.

There are already a number of properties in the village not used as permanent residences: the village needs affordable homes for local people.

Cllr Marston Proposed, Cllr Marshall Seconded requesting NNDC to place a covenant for permanent residence on the development. This was carried.

On the initial options to Support, Neutral, Object to the Planning Application
Cllrs agreed to support the Application.

26/46 To close the meeting.

Meeting was closed at 7.56pm

Signed

Date