

SHROPHAM PARISH COUNCIL

Chairman: David Napier

Vice Chairman: Andy Thornton

MINUTES OF THE EXTRAORDINARY MEETING OF SHROPHAM PARISH COUNCIL on 5 DECEMBER 2023 at 7.30pm at SHROPHAM VILLAGE HALL

Those in attendance: David Napier, Andy Thornton, Lesley Brown, Cliff Allen, Peter Bush, Rob Wylie

Also present: 3 Members of the Public

1. **Apologies for absence**
None.

2. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members**
None.

3. **Planning – Applications**

a. **3PL/2023/1078/EU** - Rustic Lodge Low Road NR17 1EH - Summer house for pleasure usage & workshop for personnel use not commercial - certificate of lawfulness - Existing Use. ***Undecided.***

A Thornton asked P Cowen to explain Certificate of Lawful Use. P Cowen advised that it is a certificate to prove that planning consent does not need to be applied. It is to seek consent from a planning authority that either a scheme does not require consent or due to time elapsed, is no longer required.

Some structures do not require planning consent under permitted development rights which comes in various forms with various restrictions.

The length of time a structure is in place is irrelevant if the essence of the structure did not require planning permission in the first instance.

A structure must always be incidental to the enjoyment of the property.

Planning approvals are not personal, they relate only to the land in question. Any permission stays with the land.

A Thornton advised that the summerhouse has always been there and the workshop also but this was made substantially larger a few years prior.

P Cowen advised that if it is found that planning consent is required, then a retrospective application would have to be submitted.

It is to be noted that only the parts within the red lines on the plan are to be considered.

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ
Tel: 01842 829821 Email: shrophamparishclerk@gmail.com
<http://shrophamparishcouncil.norfolkparishes.gov.uk/>

Concerns were raised as to the description being used to describe the summerhouse. It is the belief of the Parish Council that this is being used as a residence. A toilet/bathroom have been added to the summerhouse and it is registered for its own mail with Royal Mail.

Breckland Council rely on local knowledge as to what a structure is being used for, especially when it is not incidental to the use of the property.

In essence, the main concerns of the Parish Council are as follows:-

- It is believed the summerhouse is being used a residential dwelling and occupied as a residence.
- It is believed rent is being paid for the use of the summerhouse.
- The summerhouse is registered with the Royal Mail to receive its own mail.
- The summerhouse has toilet/bathroom facilities.

The Council therefore concludes that this structure has and continues to be used for unauthorised residential use and is therefore not incidental to the use of the existing property, as suggested.

- The workshop is not known to be subject to rent and it is acknowledged that there has been a structure at this location for many years, in one form or another.

Clerk to submit comments to Breckland Council.

There followed a discussion about the immediately adjacent mobile home and it was unanimously agreed that a complaint be made to Breckland that it had not been given planning approval.

Meeting closed at 8.20pm

Jo Blackman
Parish Clerk

CHAIRMAN.....

DATED:

CLERK: Joanne Blackman, Daisy Barn, 42 Long Lane, Feltwell, Norfolk, IP26 4BJ
Tel: 01842 829821 Email: shrophamparishclerk@gmail.com
<http://shrophamparishcouncil.norfolkparishes.gov.uk/>