

STOKE BY NAYLAND PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held at the Village Hall on Tuesday 8th October 2013 at 7.00 p.m.

Present: Mrs. Ennew-Hayter (Chairman), Mrs. Klimowicz, Mrs. Oakes, Mr. Sedgwick, Mr. Shrosbery and the Clerk.

Also in attendance: 3 members of the public

1. Apologies for Absence – none

2. Declarations of Interest – none declared

3. Minutes - the minutes of the meeting held on 10th September 2013 were confirmed as a correct record and were signed by the Chairman.

4. Matters Arising

- i) Scotland Street Green Area – Mrs. Oakes had been informed by Councillor Finch that new contractors had been appointed and as a result the work to reseed this area would now be delayed until March. **Action** - Clerk to ask for confirmation of this from SCC and to repeat the request to see a plan of the work.

5. Planning Application – the Committee discussed the following:

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| i. | B/13/00990/LBC | Half Moone House, Church Street | Application for listed building consent – replacement of 3 no. windows, removal of sand cement render and replacement with hair lime render, and creation of fireplace with stainless steel flue |
| ii. | B/13/00989/FHA | Half Moone House, Church Street | replacement of 3 no. windows. Insertion of stainless steel flue |

RESOLVED to recommend approval of both applications

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| iii | B/13/01117/FHA | The Old Post Office, Polstead Street | Erection of two single-storey rear extensions.
Rendering of brickwork in front gable end |
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RESOLVED to recommend approval, making the following points:

- the work would improve the appearance of the front elevation of the property due to the replacement of the flat roofed elements with pitched roofs
- the plot of the property was sufficient to allow for the proposed extensions to the rear of the ground floor. However, the Committee noted its ongoing concern that the extension of properties in this way was causing an imbalance to the village's housing stock as fewer smaller properties would be available

- some work had already taken place to this property - the demolition of part of the garaging and also a section of wall to the front of the property - for which Conservation Area consent had not been sought

6. Planning Approvals – the Committee noted the following:

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| i) | B/13/00750/FUL | Scotland Hall
Farm | Construction of a lake (for purposes relating to conservation) |
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7. Roadside Advertisements – the Clerk had circulated details received from SCC of a scheme in place in Woodbridge to reduce advertisements outside shops on pavements. The Committee agreed that this was not appropriate for Stoke by Nayland where advertisements were placed on roadside verges. It was RESOLVED that a proposal would be made to the November Parish Council meeting that the guidelines drawn up by the planning committee would be adopted. Following approval, the guidelines would be included in the Community newsletter and implemented.

8. Half Moone House – The Chairman closed the meeting to allow the owners of Half Moone House to explain the work in the two applications which had been considered by the committee earlier. The meeting was then reopened.

9. Path around the Primary School – Mrs. Klimowicz informed the committee that the tree survey, required as a condition of planning permission to create a hard surface to the footpath, had concluded that a non-porous surface would not be suitable around a number of the trees. Having spoken to the preferred contractor, she felt that the only affordable and acceptable solution was hard core, hogging and shingle. Mrs. Klimowicz was waiting for a definitive answer from BDC that this surface would either not require planning permission or would be an acceptable finish to the path under the current planning permission, and also that this was acceptable to the arboriculturist. This surface would be cheaper than that originally costed and therefore the grant received would be reduced.

Mr. Sedgwick had looked into a short term loan to finance the work to the footpath before the grant funding was received and suggested that an arranged overdraft on the Parish Council's bank account would be the easiest solution. **Action** - the Clerk to look into this.

The meeting finished at 7.50 pm

Chairman