

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 7 NOVEMBER 2017 AT 7.00 PM**

Present: Jeremy Bloomfield (JB), Chairman
Stevie Bezencenet (SB), Vice-Chairman
Vivienne Klimowicz (VK)
Isabelle Reece (IR)
Martin Nielsen (MN)
Adam Sedgwick (AS)

In attendance: James Dark – Clerk (JD)

Public present: Sean Fry (7.10-7.45)

1 APOLOGIES FOR ABSENCE

None

2 DECLARATIONS OF INTEREST

None

3 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 3 October 2017 were approved and signed.

4 PLANNING APPLICATIONS

4.1 Application DC/17/04402 – Beachams Farm, erection of a two storey detached dwelling together with restoration and extension of existing buildings

Members expressed concerns that:

- Vehicles required to supply construction material would need to access the site via a bridleway which would be inadequate for the purpose in its current form
- Using or altering the bridleway for construction traffic could permanently damage or detract from a walking and riding route that is well used and enjoyed by the community
- The scale of the development proposed is not appropriate for the site location and footprint. AS circulated a draft response making these points and highlighting how the application breaches local and national planning requirements, and how it does not reflect advice to the site owner from a planning officer.

The committee agreed amendments to the proposed response to ensure it fully reflected and balanced members' views, particularly with regard to site access.

Action: Clerk to submit objection, ensuring the amendments agreed have been made to the draft response.

4.2 Application DC/17/05077 and DC/17/05083 – Black Fen Cottage extension

Members considered that the proposal is unsuitable in an AONB and Conservation Area in its current form. The scale of the new window proposed for the south gable would be disproportionately large and this structure would be visible from footpaths to Black Fen from the valley. It was agreed to object to the application on these grounds.

Action: Clerk to submit objection on the grounds identified.

4.3 Application DC/17/05253 – Scotland Hall Cottage extension

Members considered the proposed extension a poor design, both visually and spatially, which would create an unsightly blend of old and new structures in a Conservation Area. It was also

noted that the proposed extension is out of keeping with the scale of the existing building. It was agreed to object to the application on these grounds.

In addition, it was noted that the proposal would continue the trend in the parish of relatively small dwellings being extended into substantial properties, which is exacerbating the imbalance of housing stock. Members also expressed the opinion that if a larger dwelling is required, the applicant has missed the opportunity to create a more liveable building that would enhance the area by knocking down the existing cottage, which is of no great architectural or historic interest, and starting from scratch.

Actions:

- Clerk to submit objection on the grounds outlined.
- MN to discuss the committee's concerns and how they could be overcome with the applicant.

4.4 Application DC/17/04202 – 2 The Blundens garden room (further consideration)

Following discussion at the October meeting, the application was considered further. It was noted again that the structure:

- Had been built in contravention of guidance on permitted development
- Is so close to the boundary of an adjacent property as to hinder maintenance of a neighbour's wall.
- Appears intended for leisure purposes which could create noise nuisance for neighbours.

Members further noted that the structure:

- Contravenes the District Council's Local Plan policies CN01 on new development and CN08 on Conservation Areas
- Is roofed with material unsuitable for a Conservation Area
- Is considerably closer to neighbours' houses than the applicant's main residence.

Action: Clerk to submit objection on the grounds identified.

5 PLANNING DECISIONS

The decisions listed on the agenda and the related conditions were noted.

6 MOVEMENT OF AGENDA ITEMS

It was agreed that the Parish Council's response to the Babergh MidSuffolk Draft Local Plan and SB's report on BAPTC meetings should be considered at the full council meeting which followed the planning committee.

7 PLANNING MATTERS ARISING

The committee noted that BDC official Tom Barker had indicated to the clerk that he:

- Is sympathetic to members concerns over BDC's decision to cease issuing hard copies of large documents associated with planning applications
- Would consider how the matter could be resolved.

Action: Clerk to follow up with Tom Barker requesting formal response to the PC's letter on this issue.

8 DATE OF NEXT MEETING

Tuesday 5 December 2017 at 7pm in the Village Hall

There being no further business, the Chairman closed the meeting at 7.52pm.

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Chairman

Date