

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD ON TUESDAY 5 JANUARY 2021 AT 7.00 PM (Skype meeting)

- Present:** Martin Nielsen (MN) – Chairman
Sean Fry (SF) – Vice-Chairman
Stevie Bezencenet (SB)
Adam Sedgwick (AS)
Vivienne Klimowicz (VK)
- Apologies:** Isabelle Reece (IR)
- In attendance:** James Dark - Clerk (JD); one member of the public (7.00-7.20); District Councillor Melanie Barrett (MB) 7.25-7.40
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1 APOLOGIES FOR ABSENCE

See above

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None

3 PUBLIC FORUM

Agenda item 5.4 - To agree any comments on application DC/20/05890/91, The Stables - was brought forward to the public forum as the manager of The Angel was present.

The manager explained the rationale for purchasing the property. The committee considered the manager's response to questions and also submissions from residents to the BDC consultation. It was agreed that a response should be submitted supporting the application on the grounds that it would increase the resilience of an important local business, but highlighting the following concerns and issues:

- Lack of clarity in the application over modifications to the side garden wall;
- The need for appropriate arrangements to prevent increased parking on nearby streets.

Post meeting, it was agreed to also address the following matters:

- The need for a separate listed building consent to cover modifications to The Angel terrace;
- The need to ensure appropriate arrangements for protected species as highlighted in a response from a parishioner;
- The need to counter arguments from a parishioner for a condition requiring reinstatement of a streetlight.

Action: It was agreed that the Clerk should submit a response to the consultation supporting the application but highlighting the points above and requesting that related conditions are attached to any consent.

4 MINUTES

4.1 Minutes of the previous meeting

The minutes of the meeting held on 1 December 2020 were approved. (These would be signed at a date agreed by the Chairman and Clerk).

4.2 Review of outstanding actions from previous meetings

Actions not scheduled to be discussed elsewhere on the agenda were reviewed. The following ongoing issues were noted:

- MN will contact BDC to suggest suitable locations for tree planting in the parish;

- SCC and the golf club had not yet taken promised steps to clear blockages on footpath 22;
- BDC's enforcement team has not yet confirmed whether it will investigate works at Beacham's Farm following a complaint from the parish council.

5 PLANNING APPLICATIONS

5.1 Application DC/20/05189 - The Pyghtle

It was noted that this application had been withdrawn with the intention of resubmitting. MN reported that the applicant had agreed to consider reducing the amount of glazing in the proposed dormer in any resubmission.

5.2 Application DC/20/04418 – 20 The Blundens

SB reported that she had not had the opportunity to speak to the applicant about the plans before the deadline for submitting a response.

5.3 Application DC/20/04811 - 1 Butt Road

AS reported that the District Council had initiated a process which could lead to this application being considered by its planning committee. MB confirmed that she had asked for the application to be taken to BDC's Delegation Panel in January due to boundary issues. The panel would decide whether the application should go before the BDC planning committee.

5.4 Application DC/20/05325 - Maples

AS reported that he had visited the property. He considered that it may have been possible for the applicants to have proposed a higher quality design if they had engaged with the Design Panel, but the parish council should not object. The committee agreed with AS's recommendation.

5.5 Application DC/20/05591 – Oakbeams

No comments

5.6 Application DC/20/05585 – Barn at Spring Hill

No comments

6 PLANNING DECISIONS

6.1 DC/20/04800 – Crockleford House

Retrospective approval of the installation of new gates was noted.

7 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

7.1 District Council's draft Joint Local Plan consultation

The committee thanked AS for his work on the Parish Council's response to the consultation.

7.2 Quiet Lanes

MN reported that lanes proposed for designation had been submitted before the deadline. MN said he would report on next steps at the February meeting.

8 FUTURE AGENDA ITEMS

- Boxted Mill Bridge
- Quiet Lanes

9 DATE AND TIMING OF NEXT MEETING

Tuesday 2 February 2021 at 7.30pm – Skype.

The Chairman closed the meeting at 7.40pm.