

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 3 NOVEMBER 2020 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)

1 APOLOGIES FOR ABSENCE

See above

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None

3 MINUTES

The minutes of the meeting held on 6 October 2020 were approved. (These would be signed at a date agreed by the Chairman and Clerk). Actions from the minutes not scheduled to be discussed elsewhere on the agenda were reviewed. The following ongoing issues were noted:

- The owner of the Old Vicarage is intending to plant replacement trees at an appropriate time;
- The owner of Thorington Hall may consider planting replacement trees in future years as and when further tree work takes place;
- 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 – MN will follow this up;
- BDC’s enforcement team will consider investigating works at Beacham’s Farm following a complaint from the parish council;
- SB had responded to the owner of a site at Clipt Bush Corner informing him that he has the option of attending a planning committee meeting to outline proposals for the site or providing documents for the parish council to review.

4 PUBLIC FORUM

No members of the public were present.

5 PLANNING APPLICATIONS

5.1 Application DC/20/04800 - Crockleford House

It was noted that the planning application had not been accompanied by notification of an application for listed building consent.

5.2 Application DC/20/04811 - 1 Butt Road

MN reported that, following the withdrawal of a previous application, tree felling and hedge removal had been carried out at the front of the property in preparation for the new application. Neighbouring residents’ concerns about the proposal, including its scale and impact, were noted.

The committee considered that it was not clear from the application whether the site is an adequate size for the proposed development including whether it may encroach on a strip of land owned by BDC. It was agreed that an objection would be warranted if it could be demonstrated through measurements that:

- There is insufficient space on land owned by the applicant for the proposed development;
- The application contains material inaccuracies.

In addition, the committee considered that the proposal did not appear in keeping with the BDC's Local Plan policies CN01 (scale of development) and CN08 (Conservation Areas).

It was further agreed that the following conditions would be appropriate should the proposal be approved:

- Preservation of a hedge to the side of the site to prevent damage to a wildlife corridor;
- A frosted window that would overlook neighbouring properties should be designed so that it can not open.

Actions: Councillors to investigate relevant measurements and their implications and pass the information to the Clerk. Clerk and Chairman to draft a response to BDC objecting on the grounds identified, and requesting inclusion of the conditions identified should the application be approved.

6 PLANNING DECISIONS

6.1 Application DC/20/04272 – The Temple

BDC's decision not to object to the application was noted.

6.2 Application DC/20/03826 – The Old Vicarage

BDC's decision not to object to the application was noted.

7. DATE AND TIMING OF NEXT MEETING

Tuesday 3 December 2020 at 7.30pm – venue TBC.

The Chairman closed the meeting at 7.30pm.