

**STOKE BY NAYLAND PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 8 JANUARY 2019 AT 7.00 PM**

<b>Present:</b>	Martin Nielsen (MN) – Chairman Jeremy Bloomfield (JB) - Vice-Chairman Isabelle Reece (IR) Adam Sedgwick (AS) Stevie Bezencenet (SB)
<b>Apologies:</b>	Vivienne Klimowicz (VK)
<b>In attendance:</b>	James Dark - Clerk (JD)
<b>Public:</b>	None present

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**1 APOLOGIES FOR ABSENCE**

See above

**2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM**

MN declared an interest in planning application DC/18/05124 – Shelley Farm Priory circulated after the issue of the agenda and recused himself from discussion of the application under Item 4.2

**3 MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 4 December 2018 were approved and signed.

**4 PLANNING APPLICATIONS**

**4.1 Application DC/18/05451 and 2 – Hedingham**

It was noted that BDC had required a retrospective application. The development carried out had significant variances from the planning consent and was being used for a different purpose from that stated in the application. The committee expressed dissatisfaction that:

- The development on this listed property had been constructed without careful regard to the originally approved plans;
- The planning authority has no applicable sanction other than to insist that the applicant submit a retrospective application for the varied works.

It was observed that the development now contains French doors on the western elevation that do not appear on the plans and elevations of either the original or latest application. The committee noted that the application also raised questions over planning requirements for holiday lets relative to residential development.

**Action:** It was agreed that the clerk should:

- Make BDC aware of the omission of the French doors from the plans and ask whether this feature should be subject to an amended or additional application;
- Express the committee’s dissatisfaction at the apparent ease with which the development had been constructed without careful regard to the original consent.

**4.2 Application DC/18/05124 – Shelley Priory Farm**

The committee having agreed that this item should be considered during this meeting, the Chairman left the room and did not participate in discussion of the application itself.

The committee noted that:

- The application was the second for a very large new home in open countryside within a matter of weeks and that the proposed developments were very close to one another;

- It was a further example of BDC’s failure to notify the clerk of an application, albeit relating to a proposal bordering the parish rather than within it;
- The consultation had closed.

Members discussed whether it was appropriate to consider the application in these circumstances. It was agreed that it would be appropriate in this case due to:

- The scale of the proposal and its proximity to the parish;
- Lack of notification which had prevented the clerk requesting an extended consultation period.

**Action:** It was agreed that the clerk should submit an objection on the grounds that the proposal was contrary to NPPF criteria on new development in open countryside.

**The Chairman returned to the meeting room.**

It was noted that District Councillor Melanie Barrett had recently assured the parish council that BDC officers would take account of the location and significance of development proposals when considering whether to notify neighbouring parishes.

It was agreed that:

- Melanie Barrett should be asked to ensure BDC take full account of the response to the application, even though it would be submitted after the end of the consultation period;
- The issues relating to notification would be raised with her again at the full parish council meeting which followed the planning committee meeting.

**5 PLANNING DECISIONS**

**5.1 Application DC/18/04239 – 6 School St**

The committee noted the conditions placed on the consent

**5.2 Application DC/18/05408 – Beechams Farm**

The committee noted approval of the non-material changes.

**5.3 Application DC/18/05301 – Chapel House**

The committee noted approval of the application.

**6 PLANNING CONTROL**

The committee noted BDC’s advice relating to one property.

**7 FUTURE AGENDA ITEMS**

Planning criteria relating to holiday lets.

**8 DATE OF NEXT MEETING**

Tuesday 5 February 2019 at 7pm in the Village Hall.

The Chairman closed the meeting at 7.30pm.

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Chairman

Date