

DENNINGTON PARISH COUNCIL

DRAFT MINUTES OF PLANNING MEETING ON MONDAY JANUARY 22ND 2018 AT 7PM

In the Jubilee Hall

Councillors: Cllr Robert C.T. Wardley (Chairman), Cllr Katherine Whitbread (Vice Chair), Cllr Robert C. Rous, Cllr Matt Lunn, Cllr John Calver, Cllr Mary Mann, Cllr Doris Dearing, Cllr Nick Watts, Cllr Rebecca Smith

Copied for information to: C.Cllr Stephen Burroughes, D. Cllr Paul Rous, D. Cllr Colin Hudson

Present: Cllr Robert C.T. Wardley (Chairman), Cllr Katherine Whitbread (Vice Chair), Cllr Robert C. Rous, Cllr John Calver, Cllr Doris Dearing, Cllr Rebecca Smith

Members of the Public: 12

Clerk: Ruth Hart

1. APOLOGIES: Cllr M. Mann, Cllr M. Lunn
2. MINUTES OF THE PLANNING MEETING HELD ON DECEMBER 21ST 2017: These were agreed and signed as a true record
3. DECLARATIONS OF INTERESTS: Cllr J. Calver (adjacent landowner)
4. PLANNING APPLICATIONS:
 - i) **DC/18/0008/LBC: GRANARY BARN, CHURCH FARM, CLAY HILL, FRAMLINGHAM, IP139JJ:**

- replacement of one main internal structural timber
- replacement of external windows
- replacement of one external door and replacement of external doors and frames
- fitting of one new matt black metal flue to the rear roof slope

Ch. Cllr R. Wardley reminded councillors that SCDC had granted planning permission for conversion of the barn to residential use in 2009. However, structural work was now needed as outlined in the application. Following a short discussion and examination of the plans, councillors agreed unanimously to recommend approval.

- ii) **DC/17/4810/FUL: OAKLANDS, DENNINGTON, IP138BZ:**
 - "We would like to run a campsite for campers with tents that either they or we would provide. Also, once the required facilities are added, we would like to accommodate a small number of touring caravans. We would also like to be able to offer meals to campers, and to run a pop up tea room/ supper club available for others to use. We have consulted Suffolk Wildlife Trust for advice on how best to manage the land to encourage wildlife, and plan to follow the guidance they have offered. As part of this, we plan to plant new hedges along those parts of the boundary where there are none today".

Firstly, Ch. Cllr R. Wardley explained the Public Speaking Policy to the meeting and then outlined the application.

Mr S. Cox (applicant) was invited to speak. He outlined the proposal, emphasising that he was keen to maintain the peace and tranquility of the area, and to consult with neighbours and residents of Owls Green. He then gave more detail as follows:-

- to have up to 12 pitches for tents
- to have up to 6 pitches for touring caravans
- to offer campers breakfast, to run a pop up supper club once a month and a small tearoom
- parking would mainly be accessed via the existing driveway to the house, although additional access would be available via the field gate

Ch. Cllr R. Wardley thanked Mr S. Cox for his presentation, and invited questions from councillors. Councillors asked questions concerning:

- safety and visibility from both the driveway and the field gate, especially for larger touring vans
- the speed of traffic generally along the B1116
- whether appropriate signage would be in place
- what external lighting would be installed and the effect of light pollution on neighbours
- what limitations would be in place re noise, large party bookings

Mr J. Uridge (against) was invited to speak to the meeting. His presentation covered the following main points:

- site positioning inappropriate and not fit for proposed site use (speed of traffic and busy-ness in summer months of B1116). Lack of public pavement/footpaths may lead to trespassing.
- change of use from private dwelling to commercial use. Concern regarding proposed opening hours of tearoom/supper club
- impact on local community, environment and wildlife. Owls Green is predominantly a farming community with no commercial activity. Number quoted in the proposal could lead to between 60 - 120 plus people and animals using the site, this demonstrates a large scale proposal, which would lead to disruption of natural habitats
- other concerns included loss of vista/green open space, security worries, boundary issues, personal safety, fear of crime, light and noise pollution, loss of privacy, littering, trespass, risk of fire (campfires, BBQs)

Ch. Cllr R. Wardley thanked Mr J. Uridge for his presentation and invited questions from councillors. Councillors asked questions concerning:

- the unfenced boundary and ancient pond
- the speed of traffic along that stretch of the B1116 and visibility at both the driveway and field gate entrances

Ch. Cllr R. Wardley drew the meeting's attention to the SCDC policy for tourism as cited in the Suffolk Coastal District Local Plan - with the list of specific conditions that have to be met.

Councillors spent considerable time examining the location and site plans and expressed the following concerns:

- the proposal is too vague and does not mention the number of pitches for tents or touring vans
- the proposal does not mention in detail the opening hours of the tearoom or the frequency of the pop up supper club
- the proposal makes no mention of external lighting and/or security
- the proposal makes no mention of hard standings for either vans or vehicles, or electrical hook-ups
- the proposal makes no mention of signage on the highway
- the proposal makes no mention of licences for either music or alcohol
- both entrances will be affected by poor visibility and the speed of traffic
- the impact on neighbours will be considerable
- the increase in noise and disturbance will be considerable

In conclusion Ch. Cllr R. Wardley stressed that the proposal lacked any detail regarding numbers, or plans showing the proposed layout for the tent/van pitches and additional car parking.

Councillors unanimously agreed to recommend refusal based on the lack of detail in the application submitted along with the aforementioned concerns listed above.

5. ADDITIONAL COMMUNICATIONS: The meeting noted the following had been granted permission by SCDC:

- DC/17/4778/FUL: White House Farm, Saxtead Rd, IP138AW: Erection of agricultural machinery store building
- DC/17/4235/FUL: The Severalls, Severalls Lane, Dennington: Erection of two storey rear extension and associated landscaping, installation of open air swimming pool:

SIGNED

DATE