**DENNINGTON PARISH COUNCIL**

 MINUTES OF PLANNING MEETING

 TUESDAY APRIL 4TH AT 7PM

In the Jubilee Hall

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

Present: Cllr Robert C .T. Wardley (Chairman), Cllr Katherine Whitbread. (Vice Chairman), Cllr John Calver, Cllr Mary Mann, Cllr Nick Watts, Cllr Rebecca Smith

1. APOLOGIES: Cllr D. Dearing, Cllr R. Rous

2. MINUTES OF THE PLANNING MEETING HELD ON MONDAY MARCH 20TH 2017:

 These were agreed and signed as a true record

3. DECLARATIONS OF INTEREST: None

4. PLANNING APPLICATION:DC/17/1154/FUL: Construction of new dwelling on garden area between existing dwellings, and provision of new vehicular access to Tower Bungalow: Tower Bungalow, Owls Green, Dennington:

 Following a lengthy discussion and examination of the plans and supporting statements, councillors voted unanimously to recommend refusal. The decision is based on the following:-

 **Strategic Policy SP29 – The Countryside**

i.The application site at Owls Green is located the Countryside with no Physical Limits and therefore policy SP29 is applicable.

*“The Countryside comprises an important economic, social and environmental asset within the district which it is important to sustain.*

*The strategy in respect of new development outside the physical limits of those settlements defined as Major Centres, Towns, Key and Local Service Centres or in accordance with Policy SP28, is that it will be limited to that which of necessity requires to be located there and accords with other relevant policies within the Core Strategy (e.g. Policies SP7 or DM13); or would otherwise accord with special circumstances outlined in paragraph 55 of the National Planning Policy Framework.”*

ii. Although Owls Green has a cluster of 5 or more properties this dwelling does not satisfy or meet the criteria as set out in DM4

 “*whereas it is not located no more than 150 metres from the edge of an existing settlement identified as a Major Centre, Town, Key Service Centre or Local Service Centre”.*

*In addition to Other Villages there are settlements with no physical form, being a scattering of properties or clusters of properties, even though together they form a parish. These, together with all other hamlets and clusters will be considered to form part of the ‘Countryside’ (see Policy SP29.*

iii. Councillors have stated that Policy SP29 for this dwelling under new housing in the Countryside is not compliant with the criteria as stated in the Local Plan Document.

 *“new housing in the countryside will be allowed where it comprises:*

*(a) Replacement dwellings on a one to one basis where they are no more visually intrusive in the countryside than the building to be replaced;*

*(b) The sub-division of an existing larger dwelling where this would meet a local need;*

*(c) affordable housing on ‘exception’ sites in accordance with Policy DM1;*

*(d) Conversions of existing buildings subject to certain controls (Policy DM13);*

*(e) Minor infilling within clusters of dwellings well related to existing sustainable settlements*

*(Policy DM4); or*

*(f) Development which would otherwise accord with the special circumstances outlined in paragraph 55 of the National Planning Policy Framework”*

**Strategic Policy SP28 – Other Villages.**

iv. Councillors have stated that Policy SP28 for this dwelling under new housing in other Villages is not compliant with the criteria as stated in the Local Plan Document.

*The strategy for new housing in Other Villages is that it be strictly controlled and limited to:*

*(a) replacement dwellings on a one to one basis where they are no more prominent or visually intrusive in the countryside than the building to be replaced;*

*(b) the sub-division of an existing larger dwelling where this would meet a local need;*

*(c) conversion of an existing building subject to certain controls.*

*New housing might be permitted in order to address local needs but only in exceptional circumstances where there is demonstrated community support e.g. through a community plan. Such circumstances might be:*

*ii.) in the form of the infilling of a plot within the physical core of the settlement by one or two dwellings for affordable housing. The cumulative impact on the character of the settlement through the development of a number of sites over time will be taken into account.*

v. There is an outstanding Planning approval reference DC/14/1818/FUL for Tower Bungalow granted in 2014, in place which has not been carried out, this application has been legally and formally approved by SCDC.

Councillors are unable to recommend approval of this application because the footprint of the outstanding approval, if developed, will form part of the area of land covered by the proposed new dwelling.

vi. There are no details or information submitted on how and where the water from the foul treatment plant and surface water from the site will be disposed of.

5. ADDITIONAL COMMUNICATIONS: To note that 2 copies of "Site allocations and Area Specific Policies, January 2017" (Suffolk Coastal District Local Plan) have been received and distributed to the Chair and Vice Chair.

SIGNED R. Wardley DATE 25/04/2017