**DENNINGTON PARISH COUNCIL**

 MINUTES OF PLANNING MEETING

 ON MONDAY JUNE 19TH 2017 2017 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: Robert C .T. Wardley (Chairman), Katherine Whitbread. (Vice Chairman), Matt Lunn, John Calver, Mary Mann, Doris Dearing,Nick Watts

Members of the Public: 9

Clerk: Ruth Hart

1. APOLOGIES: Cllr R. Rous

2. MINUTES OF THE PLANNING MEETING HELD ON WEDNESDAY JUNE 7TH 2017: These were agreed and signed as a true record

3. DECLARATIONS OF INTEREST: None

4. PLANNING APPLICATIONS:

* DC/17/2231/FUL: SAKURA PLAINS, 4 OWLS GREEN, DENNINGTON: extensions: Councillors noted that these extensions included those to the porch, kitchen and garage. Following an examination of the plans and a brief discussion, councillors voted unanimously to recommend approval.
* DC/17/2270/FUL: LAND TO THE REAR OF SHORTACRE, SAXTEAD RD, DENNINGTON: Change of use of part former paddocks to residential use, construction of new private shared drive and two new private custom build residential properties and associated works.

Firstly, Chair Cllr R Wardley explained the council's policy on the right of the public to speak, and then informed the meeting that Mr J. MacCormack would speak on behalf of those opposing the application. His presentation included the following points:-

 - the site was outside the physical limits of the village

 - access was on a dangerous bend on the A1120

 - the style of architecture was out of character with residential buildings in the village

- the application had taken no heed of the right to privacy for the owners of Reap and Osier houses

- despite the ecological survey stating otherwise, there is evidence of bats in the back garden

 - the application would have a large and detrimental impact on the countryside landscape

 Chair Cllr Wardley thanked him for his presentation and then read out 2 letters he had received against the application. He reminded the meeting of the various legislation and regulations regarding planning matters.

 The meeting then considered the detail of the application against the background of legislation and concluded the following:-

 **To unanimously agreed to recommend refusal for planning permission on the following grounds:-**

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 The Parish council recommends refusal for this application as the proposal for two residential dwellings is clearly outside the defined physical limits of the village, in the countryside and on agricultural land.

 A number of letters have been received objecting to the proposed development.

 No letters of local support have been received for this application.

Councillors unanimously agreed that the application proposed should be refused as it is outside the defined physical limits and will be in breach of policy SSP2 and SP29.

 There is also evidence of an abundance of wildlife around the development site which includes species of bats, nesting owls, insects and flora. For this reason, it is vitally important to have countryside policy SP29 to protect the countryside from development.

 Attention was also drawn to the Permissive footpaths through the fields to the north of the site which are regularly used by villagers and others members of the public.

 ***SP29 – The Countryside.*** *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.*

It was agreed that by developing the grasslands and fields to the north of Saxtead Road,this would detract from the character and appearance of spaces that make an important contribution to the undeveloped form of the surrounding landscape. AP28

 ***The saved Policies AP28*** *- Areas to be protected from Development States Development will not normally be permitted where it would materially detract from the character and appearance of:*

 *(i) those areas identified on the Proposals Map to be protected from development, or further development; and*

 *(ii) other sites, gaps, gardens and spaces which make an important contribution in their undeveloped form to a Town or Village, its setting, character, or the surrounding landscape or townscape Outside of the physical limits boundaries of Towns and Villages, the area is defined as Countryside.*

 Councillors stated the application proposed would not be in compliance with SP27.

 ***SP27 – Key & Local Service Centres,*** *the strategy for the communities outside of the Market Towns and the Major Centres and identified as Key and Local Service Centres is to:*

 *(a) retain the diverse network of communities, supporting and reinforcing their individual character;*

 *(b) permit housing development within defined physical limits or where there is a proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. An exception may also be made in respect of affordable housing in accordance with Policy DM1.*

 Councillors also stated that the proposal doesn’t conform to DM3 or DM1, the proposed development is clearly outside the defined physical limits of the village envelope.

 DM3 – Housing in the Countryside. *New housing will firstly and primarily be directed to, and integrated within, the settlements for which physical limits boundaries have been defined or in accordance with Policy SP19. In the interests of safeguarding the countryside as set out in Policy SP29 as well as meeting sustainable objectives, 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.*

Councillors expressed concern that the plans submitted show an access way into the field. This access is laid out in a manner that clearly facilities the construction of an additional road to service possible future development in the remainder of the site. Councillors felt this must be considered in the context of the whole of the site and believed very strongly that this would set a precedence not only for the remainder of the site, but also for changes to other agricultural land running along the back of the existing houses.

 Furthermore, in response to the Local Plan Consultation 2013, a number of sites were identified which could provide the required number of properties over the next 10-15 years.

 This Development Plan Document Table 3.4 identifies Key & Local Service Centres (across the SCDC area) as needing to supply 780 additional properties over the next 10-15 years. The Site Allocations and Area Specific Policies Local Plan Document (Framlingham Housing Market Area) identifies 10 additional properties being required in Dennington over the next 10-15 years.

 The Parish Council therefore responded accordingly and, as a result, this council’s views and preferences for future development have been included in the Site Allocation and Specific Policies Document (dated and formally adopted January 2017). Under the housing allocation policy for Dennington, SSP8, this clearly identifies a site for approximately 10 units.

 **Councillors, unanimously recommend refusal for planning permission**

 Meeting

5. ADDITIONAL COMMUNICATIONS: None

SIGNED R. Wardley DATE 17/07/17