

DENNINGTON PARISH COUNCIL



MINUTES OF PLANNING MEETING ON MONDAY FEBRUARY 19TH 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

Present: 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

Members of the Public: 6

Clerk: Ruth Hart

1. APOLOGIES: None
2. MINUTES OF THE PLANNING MEETING HELD ON JANUARY 22ND 2018: These were agreed and signed as a true record
3. DECLARATIONS OF INTERESTS:
DC/18/0050/The Fields: Cllr R. Rous (indirect, neighbouring landowner)
DC/18/0413/FUL: Cllr M. Mann
DC/18/0486/FUL: Cllrs N Watts, R. Rous, M. Mann, (indirect, village hall committee, Cllr K. Whitbread (indirect, neighbouring landowner)
4. PLANNING APPLICATIONS:
- DC/18/0222/FUL: Bamfield, Saxtead Rd, Dennington: Single storey (north) extension of kitchen and conservatory to make an open plan kitchen/dining room. Large folding doors to face rear garden. Single storey extension of north facing bedroom to create another bedroom.
Chair Cllr R. Wardley outlined the application, clarified that this fell within the existing defined village limits and following a short discussion, councillors voted unanimously to recommend approval.

- DC/18/0050/FUL: The Fields, The Street, Dennington, : Proposed dwelling land adjacent to The Fields, The Street, Dennington.
As members of the public wanted to address the meeting, Ch. Cllr R. Wardley summarised the Public Speaking Policy and then invited the applicant, Mrs Pamment to speak. She informed the meeting that it was her intention to build a dwelling to accommodate her and her children who had settled in Dennington and put down roots in the village. Advice from SCDC had been sought regarding the existing outbuildings, who had advised that these be demolished rather than converted.
Cllr Wardley thanked Mrs Pamment for her presentation and invited Mr D. Sutherns (against) to speak. He informed the meeting that he was against the application for the following reasons:-
 - (1) The proposed building is too large for the plot size, taking up a significant amount of the garden. The proposal will be out of proportion with surrounding properties and make the entire site appear over-developed.
 - (2) The proposal positioned the property too close to his own property (Barnsdale).
 - (3) He noted that there appears to be some confusion/inaccuracies

regarding the various plans that have been submitted as to the distance of the proposed property to the boundary, the position of water courses, trees and hedges
(4) There are various windows that would overlook the garden.

Ch Cllr R. Wardley thanked Mr Sutherns for his presentation, and the meeting noted that 2 letters of objection had been received which were duly read out. Councillors spent a significant amount of time examining the plans and discussing the various points that had been made. The applicant clarified that the advice from SCDC had been to push the proposed building as close to the boundary as legally allowed, and not to use the original footprint of the outbuildings.

Councillors objected to the application and voted unanimously to recommend refusal on the following grounds:-

SP27 the size of the dwelling is questionable, being far too big for the site and not in keeping with neighbouring properties or the rest of the village

DM7 the site would become too cramped, and the dwelling was sited too close to the boundary with Barnsdale

- DC/18/0413/FUL: Wynney's Hall, Saxtead Rd, Dennington: proposed extension to gym: (Cllr M.Mann left the meeting at this point). Ch Cllr R. Wardley summarised the application, and there being no objections, councillors voted unanimously to recommend approval.

- DC/18/0486/FUL: Dennington Village Hall, Framlingham Rd, Dennington: Erection of entrance canopy, construction of raised paved terrace, provision of PV panels to South-West roof slope (Cllr M. Mann re-joined the meeting). Having summarised the plans, Ch Cllr R. Wardley drew the meeting's attention to the fact that the Sports Club owned the land that the proposed patio would be built on. He indicated that this would need to be sorted out first with the advice from a solicitor. Councillors expressed some concerns that railings around the patio may limit the siting of a marquee for future events, and hoped that the intention with the front porch design was to run it into the roof. There was also some discussion concerning whether permission was needed to install the large windows at the end of the building. However, councillors voted unanimously to recommend approval.

5. ADDITIONAL COMMUNICATIONS:

The meeting noted that SCDC have made the following decisions:-

DC/17/4147/FUL: Grange Farm, Laxfield Rd, conversion of outbuildings to 3 holiday lets - application withdrawn

DC/17/5211/FUL: Greenways Barn, Owls Green, proposed extension, front porch and bedroom to rear - permitted

Meeting closed 8.05

SIGNED _____ DATE