

DENNINGTON PARISH COUNCIL



MINUTES OF PLANNING MEETING ON TUESDAY MARCH 6TH 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 J ohn Calver, Cllr Mary Mann, Cllr Doris Dearing, Cllr Nick Watts, C llr Rebecca Smith

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

1. **APOLOGIES:** Cllr J. Calver
2. **MINUTES OF THE PLANNING MEETING HELD ON: FEBRUARY 19TH 2018:**
These were agreed and signed as a true record.

3. **DECLARATIONS OF INTERESTS:**

4. **PLANNING APPLICATIONS:** DC/18/0736/FUL: GRANGE FARM, LAXFIELD RD, DENNINGTON, IP13 8BT: Erection of two storey hipped roof extension to rear. Erection of lean-to and hipped roof single storey extension to side (following demolition of existing lean-to extension), alteration to fenestration, insert of roof window and all associated works.
Councillors examined the plans, and following a detailed discussion voted unanimously to recommend approval.

DC/18/0745/FUL: Wynney's Hall, Saxtead Rd, Dennington: Construction of a new chapel on land formerly in agricultural use.

Councillors discussed this application in detail and they have based their decision on National and Local Planning Policies and in accordance with section 55 of the Town and Country Planning act 1990 for defining a development.

Councillors have **recommended refusal** on the following grounds.

- 1.0 The development plan, for the purposes of this application is the Core Strategy (2013), Site Allocations and Site-Specific Policies Development Plan Document (2017) together with the 'saved' policies from the Local Plan (Incorporating First and Second Alterations 2001 and 2006).
- 1.1 The proposal in the form of a development consists of erecting a chapel with a 48-foot-high tower and will be contrary to the development plan as the site lies in the open countryside and outside the defined physical limits for Dennington.

- 1.2 In the open countryside there is a presumption against new development in recognition of its intrinsic character and beauty. Policy SP29 limits new development to that which of necessity requires to be located there.
- 1.3 The proposal is not considered to be sustainably located and as such is contrary to the provisions of the National Planning Policy Framework and Policies, SP29 and DM3 of the Suffolk District Local Plan Core Strategy and Development Management Policies Development Plan Document July 2013. The proposal in our view does not meet any of the special circumstances set down in Paragraph 55 of the NPPF.
- 1.4 The erection of a chapel and High Tower will have a notable urbanising impact on the rural landscape that surrounds Dennington which would be detrimental to the local specific character and appearance of the landscape by virtue of the substantial scale of the development proposal. The proposal would therefore be contrary to Core Strategy Policy SP15. Having regard to this strategy and those areas in "Towns and Villages" (*in this instance the Village of Dennington*) that "make an important contribution to a particular location in their undeveloped form will be identified and protected where known". Councillors wish to make this known and have identified their reasons for this particular location to be protected under "landscape" 2.0 and 2.1. of this document.
- 1.5 Core Strategy Policy SP29 directs that development should not be permitted in the countryside outside the physical limits of settlements unless there is a necessity to do so, and that such development should be one of the identified categories and accord with other relevant Core Strategy Policies and paragraph 55 of the Framework.
- 1.6 The development proposed is outside the physical limits of Dennington. In our view this development does not appear to accord with local policies and does not fall within one of the special circumstances of the NPPF identified categories, it would also therefore conflict with Policy DM3. In addition to this, a development in the open countryside would be contrary to policy SP29.
- 1.7 The proposal for a development on this site is poorly related to services and the remainder of the facilities in Dennington.
- 1.8 The proposed development is in an unsustainable location, it will be separated from the existing communities in Dennington and the surrounding sustainable settlements. The development will also be isolated and away from the existing built up areas of the village.

Landscape Impacts

- 2.0 Councillors are in agreement that the proposed development would cause unacceptable levels of harm to the local landscape, character of the area, landscape fabric and visual amenity.

This development, "the proposed chapel" will be sited in the open countryside and would be clearly seen for approximately half a mile on the approach to Dennington from Saxtead and would result in a visual loss and a blight in the landscape in what is an undeveloped agricultural field outside the village envelope.

- 2.1 The site lies in the open countryside and the proposed development will be placed within newly planted trees on what is still agricultural land within the locality of mixed arable fields and is part surrounded by hedgerows and trees together. The

siting of this development, in this case a chapel with a 48-foot-high tower will cause material harm to the Landscape, have an adverse effect to the Character of the surrounding countryside and should be protected.

Recommendation

The Parish Council Recommend refusal.

5. ADDITIONAL COMMUNICATIONS: None

SIGNED *R. Wardley*

DATE 27/03/2018