

## DENNINGTON PARISH COUNCIL



### DRAFT MINUTES OF PLANNING MEETING ON THURSDAY APRIL 25TH 2019 AT 7PM In the Jubilee Hall

**Councillors:** Cllr Robert C.T. Wardley (Chairman), 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 C. Hudson

**Present:** Cllr Robert C.T. Wardley (Chairman), Cllr Matt Lunn, Cllr John Calver, Cllr Doris Dearing, Cllr Nick Watts,

1. APOLOGIES: Apologies were received from Cllr R. Rous, Cllr R. Smith and Cllr M. Mann.
2. MINUTES OF THE PLANNING MEETING HELD ON APRIL 1ST 2019: These were agreed and signed as a true record
3. DECLARATIONS OF INTERESTS: None
4. PLANNING APPLICATION:DC/19/1464/FUL: The Mill House, The Street, Dennington IP13 8JF: Conversion of outbuilding to holiday let. Ch Cllr R. Wardley summarised the plans and circulated the architect's drawings. The meeting noted that the application was outside the physical limits and agreed that it was making use of a redundant building. There was some discussion regarding the apparent issue with parking, and the current informal use of an adjacent field. It was agreed that the application falls within DM13 and, after a short discussion, councillors voted unanimously to recommend approval

DC/18/4785/FUL: Lodge Farm, Laxfield Rd, Dennington IP13 8AR: Conversion of existing dairy barn into new nursery school within curtilage of existing steel/timber framed barn with outdoor play area and parking for staff and visitors. (This is a re-submission due to revised plans)

The meeting was informed that the plans had been revised following concerns raised by the Environment Dept regarding a land contamination survey, and from Suffolk Disability Forum regarding disabled accessibility and concerns with lack of traffic segregation on the site (notably farm traffic).

Councillors considered the revised plans for this application, noting that the plans showed a drop off zone for vehicles/parents, and that the location for the staff car park had been moved. The meeting also noted that the play area was now located within the curtilage of the new building and that the nursery had its own dedicated vehicle access.

Dennington Parish Council is aware that the local charity that will be occupying these premises to provide the playschool service, urgently needs to relocate from their current base in a small village hall in a neighbouring village. Councillors expressed concerns that delays in assessing this application is causing uncertainty and anxiety for the local residents that rely on the continued availability of the playschool for childcare and employment.

This proposal is consistent with the District Council's Core Strategy & Development Management Policies; in particular:-

**SP6 - Regeneration, DM13 - Conversion and Re-use of Redundant Buildings in the Countryside and DM14 - Farm Diversification:** The proposal diversifies use of existing, redundant agricultural buildings.

**SP7 - Economic Development in the Rural Areas:** This application provides employment for 8 full-time equivalents (i.e. nursery teachers, assistants and apprentices all of whom are local residents). Furthermore, the child-care service provided by this charity supports approximately 50 local working parents.

**SP27(e) - Key and Local Service Centres - Secure the provision of services and facilities required to meet the day to day needs of the local population:** Dennington is designated as a Key Service Centre and provision of a nursery that supports 50 working parents, improves educational outcomes for 30 children and also provides employment for residents of Dennington & the local area is urgently needed. The presence of a nursery will also provide a feed of pupils to the village primary school, helping to secure the future of another valuable community asset.

There has been a high level of local public interest and support for this proposal (as evidenced by the comments that East Suffolk Council has received in support of this application). Suffolk County Council has also assessed Framlingham and surrounding villages area as being short of early years education places. This clearly demonstrates the need for playschool facilities in Dennington.

Dennington councillors voted unanimously to recommend approval for this application, thus securing an essential childcare service for the local population, and would urge East Suffolk to act swiftly to enable building work to begin as soon as possible

5. **ADDITIONAL COMMUNICATIONS:** To note that the Clerk has received notification of an appeal regarding DC/18/3566/FUL, Maverick Property, Land north of Saxtead Rd, against the decision by East Suffolk Council to grant permission.

The Clerk informed the meeting that the appeal had been made against Condition 4 which states:-  
“The hereby permitted landscape features; buildings and pond shall only be used as a wildlife habitat, and for no other uses, including any recreational leisure activity uses, such as swimming; watersports; fishing or (including any other order specified in the Use Classes Order and/or any other use which maybe permitted through the Town and Country Planning (General Permitted Development) (England) Order 2015, or any orders revoking or redacting those orders). The land enclosed within the red line shown on the site location plan does not form part of the residential curtilage associated with Wynneys Hall.  
Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.”

Councillors spent some time considering this appeal and voted unanimously to support the appellant (Maverick Property) and request that Condition 4 be removed.

Councillors instructed the Clerk to respond accordingly.

SIGNED

DATE