

DENNINGTON PARISH COUNCIL



DRAFT MINUTES OF PLANNING MEETING ON MONDAY AUGUST 20th 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 C.Hudson

Present : Cllr Katherine Whitbread (Vice Chair), Cllr Robert C. Rous, Cllr Matt Lunn, Cllr John Calver, Cllr Mary Mann, Cllr Nick Watts, Cllr R. Wardley (arrived 7.10)

Members of the Public: 3

Clerk: R. Hart

Cllr K. Whitbread chaired the meeting.

1. APOLOGIES: Cllr D. Dearing, Cllr R. Smith These apologies were approved
2. MINUTES OF THE PLANNING MEETING HELD ON MAY 29TH 2018: These were agreed and signed as a true record
3. DECLARATIONS OF INTERESTS: Cllr R. Rous (Adjoining landowner DC/18/2971/FUL/LBC)

4. PLANNING APPLICATIONS:

DC/18/2960/FUL/LBC: Church Cottage, Framlingham, Road, Dennington, IP13 8AD:

Existing window to bathroom altered so both windows form an escape window from the first floor. Note this is required as an alternative route taking into account the existing staircases position/width. Existing dining room extended in order to provide a flat roof/balcony area for escape in case of fire and a more acceptable link up between the various additions to the property.

Councillors were reminded that the property was screened by hedgrows and that the application related to the rear of the property. Councillors spent considerable time examining the plans and discussed the fact that the building had already been significantly extended in the past. Some concerns were expressed regarding the size of the extension, the aesthetics of a cast iron balcony railing adjacent to the thatched roof, and the installation of aluminium sliding doors.. After serious discussion the application was recommended for approval by a majority vote, (4:2), with one abstention

DC/18/2937/FUL: 2 Spring House, The Street, Dennington: Erection of new single storey dwelling. Councillors viewed the plans and Mr D. Catchpole was invited to address the meeting. He stressed concerns relating to:-

- the access to the property which is dangerous and narrow with poor visibility onto the A1120, stressing that vehicular access currently encroaches on his land (He was advised that this should be pursued as a legal issue).

- the proposed dwelling was over the site of the swimming pool and he raised the question as to whether the pool had been removed or merely filled in
- an increase in the amount of noise, both whilst building work was carried out and once the building was occupied
- lack of parking for visitors
- the fact that the current garage adjoining his boundary wall would need to be demolished

Cllr K. Whitbread thanked Mr D. Catchpole for his presentation.

Councillors noted that this was back garden development and that a precedent had already been set, that the dwelling was within the physical limits of the village and not in the conservation area.

Councillors agreed that access to the property was crucial and the current driveway onto the A1120 dangerous with very poor visibility. Concerns were expressed over the design and appearance of the dwelling which was not in keeping with the brick/plaster of neighbouring houses. Concern was also expressed regarding whether the swimming pool had been removed or remained in the ground.

Councillors voted unanimously to recommend refusal on the grounds of:-

- dispute over access
- design and appearance of the building
- question of the swimming pool and whether it remains or not

(2 members of the public left the meeting 7.35)

DC/18/3222/FUL Grange Farm, Laxfield Rd, Dennington: Conversion of outbuildings and stables to three holiday lets and associated studio

Councillors were reminded that they had previously considered and recommended for approval an application (DC/17/4147), for conversion to holiday lets which had subsequently been withdrawn.

Councillors examined the plans, and after a brief discussion voted unanimously to recommend approval on the understanding that the conversions remained as holiday lets and were only occupied for the legal amount of time per year.

DC/18/2971/FUL: The Fields, The Street, Dennington: Proposed conversion and extension to workshop to form annexe. Councillors were reminded that they had recommended for approval DC/18/1750 (alterations and first floor extensions) and had recommended for refusal DC/18/0050 (proposed dwelling on land adjacent to The Fields) which had been refused by SCDC.

Mr D. Sutherns was invited to address the meeting and raised concerns as follows:-

- the plans were misleading by not showing the extension to The Fields that had already received planning permission
- conversion of the workshop to an "annexe" will more than double the floor area and is effectively an application for a three bedroom house The plans show it would be easy to add a door(s) at the top of the stairs to split that bedroom into 2.
- it is hard to see how planners will be able to impose and enforce the requirements of policy DM6 relating to annexes on future occupation and it is likely we will see this wanting to be 'carved off' and sold as a separate property.
- the application should be viewed as a 3 bed detached house, in which case the previous objections and reasons for refusal relating to application ref. DC/18/0050/FUL remain valid. Whilst the overall size is marginally smaller and in a different location within the garden, the fact remains we think it will still result in an over-developed, cramped site, – particularly given that permission has since been granted to add a 1st floor extension to the main house. The policies DM7, SP15, DM21 and DM23 in the Suffolk Coastal District Local Plan were identified in the previous application as reasons for refusal and I do not believe sufficient has changed within the application to amend that view.

Cllr K. Whitbread thanked Mr D. Sutherns for his presentation.

Councillors discussed the plans and presentation, agreeing with the points that Mr D. Sutherns had raised. They added that the site was cramped, that the proposed building overlooked other properties and was out of character with neighbouring properties. They noted that the minutes of February 19th 2018 ref item 4 DC/18/0050/FUL recorded that Mrs Pamment had sought advice from SCDC regarding the existing outbuildings, who had advised that these be demolished rather than converted.

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

- DM6 does not fulfill conditions of an annexe, the outbuilding is not well-related to the existing dwelling
- DM7 and SP27 infilling and backland development within the physical limits boundaries will result in the site being too cramped, will overlook other properties
- DM21 design aesthetics
- February 19th 2018 minutes record the advice from SCDC that the outbuildings be demolished rather than converted.

5. ADDITIONAL COMMUNICATIONS: To note the following had been granted approval from SCDC:

DC/18/1815/FUL: White House, Owls Green - single storey and two storey extensions

SIGNED :

DATE