

Tuesday 27th April 2021 - ZOOM Meeting commenced at 8pm

Present: J Miller (Chair), M Clements (Vice-Chair), K Goudy, Cllr M Helliwell, N Hardman, J Harbidge, W Ratcliffe K Hall-Price (Clerk), District Cllr K Welham, District Cllr Eburne, and 5 members of the public.

1. **Welcome & Apologies:** The Chairman welcomed everyone to the extra planning parish council meeting using the Zoom forum. Apologies received from Cllr Baker, Cllr Reeve is absent.
2. **Dispensations:**
 - a) To consider any requests for dispensations – No new requests received.
 - b) To note existing dispensations. The standing dispensation for Cllr Clements in respect of the proposed development land between Silver Street and Finningham Road and Cllr Reeve in respect of the proposed development of the Greenacres Site.
3. **To receive any declarations of personal/prejudicial interest** – None received
4. **Planning Applications received**
 - **DC/21/01993** – Planning Application Proposal Householder Application - Erection of single storey side extension (following demolition of conservatory), Erection of single storey rear extension; Raise pitch of roof to existing garage and front extension; application of cladding. Location: Willowfield, Station Road, Old Newton, Suffolk IP14 4HQ.
Comments required by 27th April 2021.

Chair shared the screen to allow MSDC plans to be shared for the purpose of the meeting. Cllrs commented that work appears to have been started but this is highlighted within the planning application. Cllrs felt that the proposed works are within the permitted development. It is in keeping with the footprint and does not appear to be encroaching on neighbouring properties. Cllrs did not see any issues or have any objections to this application in fact Cllrs felt that the proposed application would enhance the frontage of the property and the large rear garden does not appear to have any conflict with any neighbouring dwellings. It was proposed to accept this application as it stands, this was seconded with all Cllrs unanimously in favour. Application approved at Parish Council level.

- **DC/21/02207** - Householder Application - Conversion of and extension to cart-lodge to form annexed accommodation for family members (amended scheme and re-submission of DC/20/05663). **Location:** Harry's Barn, Brown Street, Old Newton, Suffolk IP14 4QB. **Comments required by 5th May 2021.**

Chair shared the screen to allow for MSDC plans to be shared for the purpose of the meeting. The first application was refused by the Parish Council in January 2021 and previous comments are largely still applicable. This application was discussed at the extra meeting of the Parish Council on 27th April 2021. The first application (DC/20/05663) was refused by the Parish Council in January 2021 and previous comments are largely still applicable.

The host building is a new build built on the site of an old outbuilding formerly part of the heritage farmstead of Brown's Place which is a listed farmhouse. Ivy Cottage, a listed building stands opposite to the east of Brown Street. The existing cart-lodge building stands in the setting of both these listed buildings and contributes to the rural character and heritage of the surroundings of both by respecting local architectural traditions. Cllrs believe that this new development will have considerable detrimental effect on the existing listed buildings, is not in keeping with the heritage setting of the farmstead and will in fact harm the setting. The proposed development is outside the envelope of the village and therefore part of the countryside and this development will be significantly over developing this site (CS2 policy refers). It was noted previously by Cllrs that a recent planning application for a new build on the site of Ivy Cottage was instructed by MSDC planning that any new development had to be 50 meters away from the curtilage of their listed cottage. This new development proposed at Harrys Barn will be 25 meters away even though it is outside the boundary of Ivy Cottage itself it will still pose more of a detrimental impact to the setting of the neighbouring Grade II listed properties. The revised application states that there are screening trees between Ivy Cottage and the proposed development which there are not, there is a hedge but largely the proposed development will be clearly visible from Ivy Cottage as is the existing cart-lodge.

The proposed wall of glass trifold doors will mean that the immediate neighbours (The Neat House) will not have any privacy at any point of the day, one of the reasons for refusal previously was privacy issues and overlooking of the neighbours. This revised application seeks the complete annihilation of the privacy of residents in the Neat House and the impact this will have on their right to a private family life will be immense. Cllrs believe that the overlooking and privacy issues will be worse with the trifold doors now suggested than what was submitted previously.

The proposed annex will be removing any parking for the host property and making it more difficult for the shared access to the Neat House to access their own cart-lodge. Brown Street is a narrow one-track road, with no available parking on the roadside to be taken advantage of and the cart-lodge is currently the garaging for the host property and there is no alternative vehicle parking offered within the plans. The Drift-way that goes across the drive of both properties has been identified previously in applications that this needs to be kept clear to ensure the setting of the farmstead is not compromised and should not be allowed to be used for parking and any vehicles will need to be able to turn which Cllrs feel will not be easily achieved. The loss of the two car parking spaces will hinder all residents of the site and doesn't address traffic considerations raised previously. One of the residents requires disability access for their daughter which is already difficult and will be made worse / unsafe if approved. The shared access and parking was originally approved in 2016 (**Planning Ref: 0020/16**) to be within the cart-lodges of the Neat House and Harry's Barn. The number of vehicles accessing the site as a shared access will be far greater than what is acceptable or originally planned for.

The floor space is not significantly less than what was previously applied for and is still too large for the size of the site, it appears that it will dominate the site as it is potentially still doubling in size (It was noted that there appears to be a difference of only approximately 10 square meters between the revised submitted application). Cllrs commented that a 2 bed development in Stowupland had a footprint considerably less than the footprint of this development. All Cllrs felt that this application should be a full application as a separate dwelling / permanent house and using the description of it being an annex is false. The revised application fails to demonstrate the relationship to the host dwelling as an Annex.

The proposed annex is still very imposing, there does not appear to be any available outside space, the extension is similar in size to the host property and significantly larger than the current cart-lodge. It was agreed that this proposed development would be excessive for the area of land available and Cllrs strongly felt will have an overall detrimental effect on the visual aesthetic of the property and farmstead as a whole. Cllrs felt that this application is a significant over development of the site and is not trying to enhance the original period farmstead setting but will be detrimental to the visual impact on the whole area and view of this historical site and rural nature of these buildings. The Neat House and surrounding farmstead should be preserved. This proposal is not sympathetic or in-keeping with the area or the existing neighbouring Grade II listed properties.

The original application for Harrys Barn in 2016 planning application (**Planning Ref: 0020/16**) also stipulated landscaping conditions that state any landscaping that dies / is removed within 5 years should be replaced, plants, trees and turf included. The applicants have already started to remove trees. Cllrs have noted that two large trees have been felled already that is not listed within any of the application proposals. The revised application also calls for turf to be removed to utilise the car parking space on the turf along the Drift-way and the sizeable patio is out of proportion and not deemed necessary by Cllrs. This application clearly fails to meet the original conditions of the 2016 planning approval. The original planning application was granted on the grounds that the vehicles needed to be in the car parking spaces and the Drift-way needs to be always kept clear. The site is already overcrowded.

Cllrs proposed that we reject the plans as they have not met sufficiently or addressed any of the issues identified previously to make any difference. The previous points are still very relevant. Proposal received from Cllr Clements to refuse this application. For the Clerk to draft a response using the same reasons as previously stated. Attention to our previous comments and the requirements for Harrys Barn original application in 2016. Seconded by Cllr Goudy. All Cllrs were unanimously in favour. Application strongly objected to at Parish Council Level.

5. Councillors matters to be brought to the attention of the Council.

- Update from Stowupland PC – regarding the SID unit and they would like to borrow our unit within the next couple of weeks.
- Congratulations to Will on the birth of his son Jack. Mum and baby both doing well.
- Falconer Avenue the two deep pot holes and the pavement are apparently being addressed.
- The village hall cannot accept bookings before the end of June. Given the current government guidance regarding zoom meetings these will no longer be lawful after 17th May. It may mean that the June meeting will have to be cancelled and re-scheduled for when the hall is available.

6. Public Forum - Members of the public in attendance had left the meeting following the planning application discussions.

7. Additional Matters for inclusion on the agenda for the May meeting. Cemetery

Date of the next meeting – Wednesday 5th May 2021. Start at 7.30pm.

Meeting closed at 20.59 hrs