

**Wednesday 20<sup>th</sup> July 2022 – Public Meeting commenced at 7.30pm at the Village Hall**

**Present:** Cllr J Miller (Chair), M Helliwell, K Goudy, M Clements (Vice-Chair), K Hall-Price, (Clerk – Attended remotely using google meet), 1 member of the public.

1. **Welcome & Apologies** - The Chairman welcomed everyone to the extra planning meeting of the Parish Council and apologies have been received from the Clerk who is in attendance remotely due to testing positive for Covid. Cllrs K Baker, M Reeve, S Moore, W Ratcliffe and N Hardman have all submitted their apologies for this evening's meeting.
2. **Dispensations**
  - a) To consider any requests for dispensations – No new requests received.
  - b) To note existing dispensations. The standing dispensation Cllr Reeve in respect of the proposed development of the Greenacres Site.
3. **To receive any declarations of personal/prejudicial interest.** Cllr Baker has declared an interest in the Chapel Road property as they own the land to the front and behind the proposed application.
4. **Planning Applications received**
  - **DC/22/03364** | Householder Application - Construction of vehicular hardstanding in front garden with associated footpath crossing and dropped kerb for a disabled person. | 14 Church Road Old Newton Stowmarket Suffolk IP14 4ED. **Deadline for comments 01.08.22.**

Cllrs acknowledge that this is a Council submission for this application. Proposed by Cllr Miller for approval with the addition of a heavy white line to indicate no parking once the vehicular access is completed. Seconded by Cllr Helliwell – All Cllrs unanimously in favour. Application approved at Parish Council level.

- **DC/22/03345** | Full Planning Application - Severance of garden and erection of 1No detached dwelling (following demolition of existing garage) | Rosemary Cottage 60 Chapel Road Old Newton Suffolk IP14 4PP. **Deadline for comments 04.08.22**

Cllrs feel that there will be restricted light to the gable end windows of the neighbouring cottage. The footprint of the proposed development is in such proximity to the host dwelling of Rosemary Cottage and reducing the footprint of Rosemary Cottage by too much. It is also on a very small plot, particularly when you compare the width of the plot to the width of the house, which, when combined to how close it will be to no 64 Chapel Road, which is a small cottage, will make this look very cramped and over-powering. Cllrs are not sure that the aesthetics are right either; it's between a low aspect rendered traditional cottage and a listed thatched cottage, with the other closest buildings being of red brick and looking quite Victorian/Edwardian. This has a very modern look to it and Cllrs don't think the proposed development is in-keeping with the surroundings or the host property.

The proposed development is also seeking to remove the current parking spaces from the host dwelling. The current application is for demolition of the garage and no allowance for the cart lodge and additional access, which is mentioned as a second application, however these applications will clearly affect each other and cannot be considered separately. The three existing spaces will go with the new development and as there is now no provision for parking at the original dwelling with dangerous roadside parking the only alternative Cllrs cannot accept this as a safe move forward. This part of Chapel Road is already dangerous and cannot easily pass two vehicles side by side so if this is to increase the parking on the road this would be unacceptable. Cllrs also wished to note that this is a heavy vehicle route for heavy farm vehicles.

It was proposed by Cllr Clements to Refuse this application on the above points. Seconded by Cllr Helliwell – All Cllrs unanimously in favour. Application refused at Parish Council level.

- **DC/22/03354** | Planning Application - Erection of 1no detached dwelling (revised scheme to DC/21/03499) | Land At Bush Farm Stowmarket Road Old Newton IP14 4EB. **Deadline for comments 28.07.22**

Cllrs liked the weatherboarding effect and its in-keeping with Agriculture on the previous application. There appears to be limited visibility from windows towards the farmhouse and considerably more facing the paddock area and felt that the revised single storey won't dominate the site in terms of height but the view from the road appears to be considerably bigger. The overall footprint of the new development is very large and does not look in-keeping with the adjacent grade II listed farmhouse. Cllrs felt that moving it back is acceptable, but the

development needs to be distanced further from the host dwelling and therefore be further away from the curtilage of the listed building. The proposed materials do not appear to be in-keeping with agriculture. There also appears to no vehicle access provided to the host dwelling, Cllrs are concerned regarding the access to Bush's Farm itself.

Proposed to refuse by Cllr Goudy, seconded by Cllr Helliwell - All Cllrs unanimously in favour of refusing this application. Refused at Parish Council level.

- **DC/22/01159** | Application for approval of Reserved Matters following Outline Planning Permission DC/19/02878 dated 12/02/2021. Town and Country Planning 2015. Submission of details for Appearance, Layout and Scale for the Erection of 64No dwellings (including 22 affordable). | Land East Of Greenacres Old Newton Suffolk.  
*Deadline for comments 22.07.22*

The developer has attempted to address our concerns and it is a positive move away from the front of the proposed development. Landscaping has been reconsidered and includes a footpath – However repositioned plot for 024 – Cllrs couldn't find it on the new plan. Landscaped plans have omitted the planting shown on the layout and we still don't know how this is going to be revised. The new site plan is still to be submitted and Cllrs have not seen this document and therefore cannot comment on anything we haven't yet seen. Cllrs feel that the plans surely influence the other and we cannot work from the plans as they stand as they are subject to change.

The parking triplex provision has been removed but there is still a significant amount of tandem parking and visitor parking is inadequate. A significant amount of parking is still divorced from the properties, which will in Cllrs opinions cause parking issues on the road. Cllrs felt that they cannot make any realistic comments with so many uncertainties outstanding. Cllrs appreciate the creation of the public open space and the outline of the footpath and the removal of triple parking, but the tandem parking is still a major concern.

The footpath issues still give Cllrs concern from the point of view that all correspondence we had with SCC is that the footpath needs to remain open except for health and safety whilst building works have started. Even once this has commenced the footpath needs to be re-routed around the perimeter of the site and not using the B1113 which is not a safe alternative route. Parish Councillors would like to be informed of any requests for closure before we hear about it from the closure notice from SCC. We look forward to reviewing the site plan when there are no ambiguities and it is complete.

At our first meeting with the developer Cllrs discussed the entrance and the hoarding – could this be moved back so that lorries can enter the site without utilising neighbours' driveways as per residents' complaint letters on the website. Cllrs would also like to ask that the Construction management plan to include no deliveries until after 9.30am. No starting work before 8am. Gates opening into the site not onto the road. Another meeting with the developers would be welcomed to discuss the layout of the properties themselves to include individual house design and designs suggested within the National Character Area Profile for South Norfolk and High Suffolk Claylands and the Suffolk Design Guide. Cllrs would also want to discuss a more detailed landscape and planting plan. An evening meeting to allow Cllrs to attend as many of my Cllrs are working during the day. Cllrs would also like to see that this site remains a mixed development and is not later changed to 100% affordable as the moat meadow application that has just been submitted.

Proposed by Cllr Goudy to refuse this application on the above points and the on grounds of incomplete information, seconded by Cllr Clements – unanimously in favour of refusal at this time at Parish Council level.

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

- Cllr Baker has reported the water leak on Chapel Road with the junction of Church Road and School Road, opposite Netherhall Close but asked if the Clerk could report it again.
- Cllrs Hardman and Moore to visit Ward Green and discuss / submit recommendation to all Cllrs before deadline of 31<sup>st</sup> August to put an order through for the MSDC offer of free trees, wildflowers, plants and hedgerows as part of the biodiversity plan for 2022.
- Bench by the church – not to be put in place where can look into residents' properties without checking with affected residents first. Suggested to use the same side as the noticeboard as an alternative. Chair to approach the resident concerned and report back at the September meeting.
- Mark Clements – Concerned that fertiliser delivered to the fields was not being ploughed in within 3 days? Advised that this is sometimes due to having to have specialist licences and contractors availability and is often a guide not a rule.

- 6. Public Forum - nothing received**
- 7. Additional Matters for inclusion on the agenda for the September meeting**
  - Benches
- 8. Date of the next meeting – Wednesday 7<sup>th</sup> September 2022**

**Meeting closed at 20.44pm**