BRADFIELD ST CLARE PARISH COUNCIL

MINUTES OF ADDITIONAL MEETING HELD ON 8 JANUARY 2018

The Additional Parish Council Meeting was held on Monday 8th January 2018 at 7.30pm in the Village Hall. The Chairman Cllr R Walton welcomed the following Cllrs; J Kirk, G Thomas, M Newlands and M Hignett, and the Parish Clerk, N Smith. Five parishioners and the Applicant for the planning application under item 4(i) of the Agenda were also present at the Meeting.

1. Apologies for absence – none.

2. Declarations of Interest – none.

3. Public Forum:
   Parishioner who had written to the Planning Department by way of letter dated 27 December 2017, and had provided the Parish Council with a copy of that letter ahead of the meeting spoken with regards to the following:-
   - With the exception of one other property owner, he felt that his property was most affected by this planning application.
   - There had been a previous application for 2 new dwelling in 2014 and he had objected to that application which had ultimately been refused by the planning department.
   - He felt that the Applicant had taken on board the reasons why that application had been refused, particularly because of the issue of parking along that part of the road side in Bradfield St George Road and how that would be impacted upon by an additional residential home.
   - Since Haverbury Housing had sold off a piece of their land the tenants in the property at number 4 have to park somewhere and that had been inevitably on the verge. The verge was eroding away, the area was looking more and more unsightly and it could impact on emergency vehicles etc having good access along that road.
   - He had objected to the 2014 application but had spent the time speaking to the Applicant about his planning application, had discussed the parking needs and in particular how that had changed since the Applicant had purchased part of the land owned by Haverbury Housing and the need to clean up that area generally.
   - He felt confident that should these issues around sufficient off road parking be made part of the conditions of an approved planning application that this could work, and improve the general appearance of that part of the road.
   - Parishioner also reminded those at the meeting that Bradfield St George Road is a privately owned road but he felt that recent submissions from Birketts Solicitors with regards to this were not entirely correct. Whilst it was a private road, any member of the public had had uninterrupted access over it for at least 40 years. This was not limited to the people who lived in the houses on Bradfield St George Road. The road was never closed off to the public, not even for one day per annum, and therefore as a retired highways expert he was confident that the road was in fact a private road, with public rights over it.

   The Applicant to the planning application, Mr Wright stated that when he had submitted the 2014 application he had wanted two properties on the site, for the simple fact that he has three children. He already owned number 2 Bradfield St George Road as it was his parent's home. If he had built a further two home then each of his children would

have had a home at some point in the future. However, he had taken on board the comments from the decision notice on the 2014 application, and spoken to some local people and felt that the application he had now submitted was right for that road. He stated that his intentions are genuine, and he wanted a nice family home for his own family to live in. He was born in the village, his parents had lived in the village, and he knew many people still in the village. He was mindful of the parking problem. He stated that in terms of parking he would put in enough parking spaces for the new home, number 2 and number 4.

Clerk asked Mr Wright if he was able to clarify that after purchasing the piece of land which was previously part of the garden of number 4 Bradfield St George Road it now meant that the one of the reasons for refusal of the 2014 application as set out in numbered paragraph 1 "The proposal lies adjacent to another plot which forms the garden of 4 Bradfield St George Road. On this basis it is considered that the application site does not lie within 'an otherwise continuous built up frontage'". Mr Wright indicated that he did not know the answer to that question, it would be for the planners to consider.

Another Parishioner commented that the road was starting to "look a mess with cars parking on the verge". Having looked at the plans and the application she felt that what was proposed under this application would improve that area of Bradfield St George Road. She appreciated that it was a small road and that an additional home would mean a slight increase in traffic coming up and down the road, but she felt that at the present time there was a lot of "coming and going" of larger vehicles to the St Clare Hall in any event. To take parked cars off the verge would make it safer for those larger vehicles to pass, and it would also mean they could pass without cutting up grass verges. Parishioner was also concerned that if this application was not approved, a less considerate application may be put forward in the future if planning policies changed that was less considerate.

Cllr Newlands asked the Applicant if he could clarify what the external appearance of the property would be. Having looked at the plans it was agreed that it was stated as rendered and weather boarding. Cllr Newlands enquired about the grey aluminium external window and door frames, and whether they were in keeping with the surrounding area. Applicant stated that he had left those decisions to his Architect, but if the planners felt that it was not in keeping he would happily reconsider them, with guidance from the planners as to what materials would be suitable.

Cllr Kirk asked the Applicant if the land he was building on left any pocket of land for a further application for a new home, as he could envisage that may be a concern for some people. The Applicant confirmed that no pockets of land that he owned would be left.

Cllr Hignett stated that he could see that the Applicant had taken on board some of the reasons why the planning application in 2014 was not successful. He was concerned that the Design and Access Statement made no formal reference to the road being a private road, albeit may be a private road with public access, if that was the case.

Cllr Hignett also commented that the application made reference to foul water and that the linking up to sewerage facilities to number 2 Bradfield St George Road was "TBC". Had the Applicant spoken to Anglian Water to confirm that this was possible? A

Parishioner indicated that if there is a public sewer system, as there is, then the Applicant would have a right to have the new build house joined onto that sewerage system.

Chairman, asked if there were any other comments or questions, to which the response was "no".

4. Planning Matter:
   (i) Application DC/17/2562/FUL – Land rear of 2 Bradfield St George Road, Bradfield St Clare. Application for (i) 1 no. dwelling and (ii) improvements to existing access.

   Clerk advised Councillors that under the previous application DC/14/0393/FUL the application was for 2 new dwellings. That application was refused under a Decision Notice dated 24th April 2014. That notice made reference to "Emerging Policy DM28". St Edmundsbury Borough Council had updated their planning policies in February 2015 and policy DM28 had in fact become policy DM27: Housing in the Countryside. Bradfield St Clare was a village that was classed as Countryside in the planning classifications. Clerk read out policy DM27 to Councillors. It was noted that DM27 refers to permission not being granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, and whilst one parishioner who feels that he is one of those that would be affected by losing some of that rural scene did not object to that, it is the policy of the Borough Council and the planners may not agree that the rural scene should be lost. If the planners did approve the application the concern raised by Cllr Newlands with regards to the external finish of aluminium frames, and render and weatherboarding may be considered not to fit in with the existing houses in Bradfield St George Road.

   Further the development of the new home should not have an adverse impact on the environment or highway safety. The Parish Council had considered a lot of comments this evening with regards to the issue of parking and taking cars off the road and verges. The highways department has noted in 2014 that the parked cars had the effect of narrowing an already narrow road, and amongst other concerns had recommended that the 2014 application be refused, but it would seem that the new plans did provide for more off road parking.

   Chairman asked Cllrs if they would now vote on this matter. Chairman asked if any Cllr wished to object to the application. There was no show of hands. Chairman asked if any Cllr wished to support the application. All Cllrs agreed that they supported the application but would like the Clerk to ask the planning department to have conditions attached to any approved application to (a) ensure that sufficient off road parking it provided for; and (b) that if the planners are not agreeable to the render and weatherboards, and the aluminium window and door frames that the application be approved with the issue of materials to be used on the external look of the house to be agreed with the planning department.

5. Date of next meeting – 13 February 2018.

Meeting closed: 8.30pm

Signed..... Dated.....