

Bawdsey Parish Council

Minutes of Planning Meeting

Monday 9th November 2015 at 6pm

In Attendance – Brian Johnson, Rawdon Saunders, Liz Mark, Tony Osmanski, Richard Tricker, Chris Mann, Jenny Webb (Clerk), SCDC Cll Christine Block	
Members of the public present: 9	
<i>Meeting called to order by Chair Brian Johnson at 6.05pm</i>	
	Action:
1. Chairman’s Welcome. BJ opened the meeting and ascertained which members of the public wished to speak at item 3.	
2. Report on New Delegated Powers in SCDC Planning Regulations: BJ reported on the new system of delegated powers soon coming into force whereby individual case officers will have greater autonomy over planning decisions without having to refer contentious applications to full committee; North area and South area planning committees have now been combined into one committee, meeting every three weeks. If parish councils are not in agreement with the decision of the case officer, they have to respond within 5 days on a bespoke form. The requisite form will then be sent to the Chair and Vice Chair of the planning committee who will decide whether it will be discussed at committee level. Whether the two planning applications in hand will fall under these new regulations remains to be seen.	
3. Open Forum: Two parishioners spoke against DC/15/4157/OUT, both stating that a housing estate in a <i>Local Area</i> (such is Bawdsey’s designation) would be unacceptable particularly as there is no pressing housing need in the village. School Meadow lies outside the PLB; widening the road would change the nature of a quiet country lane and more cars would add to pollution. Land for the school car park could be donated to the school without any development.	
4. Apologies: David Baker, Mark Dovey	
5. Declarations of Interest: Non pecuniary interests declared by TO and CM	
6. Planning Matters: Applications: i. DC/15/4157/OUT School Meadow: Use of the land for erection of 13 new residential units with associated vehicular access with new parking and drop off area for Bawdsey Primary School A wide ranging discussion amongst the councillors present included the following points. <ul style="list-style-type: none">• Chair BJ noted that there were 17 comments on the SCDC website, the majority of which object to this application. He recommended members of the public send in their comments to SCDC. Suffolk Preservation Society will make a submission.• The Parish Council is not against new housing per se but it should bring benefits to the village and should be affordable and attract young families	

<ul style="list-style-type: none"> • The main difference in this latest application is the reduction from 20 to 13 units which is still a “Major application” (over 10 houses) and school parking area within the site. • Outline planning is being sought with a change of use but there has been no explicit design yet • SCDC has 5 year supply of houses + 5% buffer • Objections relating to the last application were thought to still be relevant on the grounds of unacceptable housing density, the fact the site lies outside the PLB, lack of sustainability (infrastructure, transport); potentially up to 64 additional traffic movements a day, no demonstrable local housing need; potential for more second homes. • Road widening in School Lane would affect the character of the area • Car parking for the school and a drop off area are not compatible • The development is not sustainable • Environmental issues including light/noise intrusion, the fact the site is in AONB and on the Heritage Coast 	
<p>The council felt they had to reflect the opinion of the majority of the village which is against the development. A vote was taken with 5 councillors voting against and 1 for. It was agreed that Chairman draft a letter of objection to SCDC incorporating these points.</p>	Chair
<p style="text-align: center;">ii. DC/15/3895/FUL Manor Farm, Manor House Estate, Demolition of remaining elements of fire-damaged dwelling, erection of replacement dwelling with altered access and new cart lodge</p> <ul style="list-style-type: none"> • The proposal seeks approval under Local Policy DM3(a) which allows “ Replacement dwellings on a one to one basis where they are no more visually intrusive in the countryside than the building to be replaced.” The farmhouse is outside the PLB and is not a listed building. • Councillors discussed this application in the wake of a site visit; it was noted that the farmhouse was in an unsafe condition. Although the new build is 50% bigger than the original, it is to be built further away from the other buildings on adjoining site on a downward sloping area, thereby making it less visible from the road and river. It will be screened by trees on the N and E sides and will have the same orientation as the original. • However there is a lack of detail on landscaping; the access statement points to trees being taken down with no specifics and there is a large grove of yew trees which could be endangered. The position of the building could be moved eastwards to save these trees. 	
<p>Councillors voted unanimously to support the application but with certain conditions relating to landscaping. It was recommended the case officer ask the developers for more detail of the tree work involved and that the Tree Officer should be consulted with possible TPO requested. Chair to draft letter of support.</p>	Chair
<p>7. Matters to be brought to the attention of the council: Site Allocations: Preferred Options: BJ noted that this consultation has to be responded to by 30th November. At present School Meadow lies outside the PLB but has been included in the new draft document. After a conversation with a Senior Planning Officer at SCDC, it was apparent that School Meadow could be situated within the PLB but be deemed a restrictive site on which no housing was permitted. It would act as a buffer zone. A detailed discussion will take place at the main Parish Council meeting on 18th.</p>	

Meeting ended 8.15pm	
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Signed: Date:

Brian Turner (Chairman of Bawdsey Parish Council)

Draft Until signed