

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.15pm
on Wednesday 12 July 2017**

Present: Mrs M Wilson (Chairman), Mrs T Cornish, Dr C Hopkins, Ms D Head, Mr D Hunter and Mr I Ransome

Also present: Mr C Hedgley (Suffolk Coastal District Councillor) and four residents/members of the public

In attendance: Mrs C Ramsden, Clerk to the Council

**Councillor
Actions**

1 Apologies, Declarations of Interest and Dispensation Requests

Apologies were received from Mr B Rufford who was working. There were no declarations of interest or requests for dispensations. It was **RESOLVED:**

- To accept the apologies for absence.

2 Public Participation Session

Planning Application DC/17/2772/ARM Approval of Reserved Matters of DC/14/ 1123/OUT – Demolition of existing two dwellings, workshop unit and associated outbuildings. Erection of four dwellings with garages at Aracot, The Street

The applicant's agent referred to his note, which had been previously circulated to Councillors, and said that he had consulted SCDC officers to produce a revised application which addressed the reasons for the previous refusal. The current proposal had a revised scale and design, but retained a centre vehicular access to lessen the impact on neighbouring properties.

Planning Application DC/17/2734/FUL Rear first floor extension over existing ground floor extension at Marydene, Martlesham Road

The applicant said that she had lived in the property for three years and had no connection with any previous planning application. She needed the extra room to accommodate visitors, as the property only had 1.5 bedrooms, as the second bedroom could only be crawled into. She did not consider that the extension affected her neighbours as they were away a lot and it would not be seen from their property.

Councillors discussed the applications with the agent/applicants as follows:

Planning Application DC/17/2772/ARM Approval of Reserved Matters of DC/14/ 1123/OUT – Demolition of existing two dwellings, workshop unit and associated outbuildings. Erection of four dwellings with garages at Aracot, The Street

It was established that SCDC had not advised that the revised application would be approved, but that the revised design was an improvement, in providing street frontage for the four dwellings, and appropriate for submission. The advice to provide a terrace of new dwellings did not mean that the four had to be a continuous row; the configuration of two and two with a central access was acceptable. The agent offered to forward to the Council the exchange of emails with SCDC and the advice given.

It was pointed out that:

- the dwellings were very close to the neighbouring properties and the agent agreed that this had resulted from elongating the properties into the site. A space of 1.5m was left from the site boundary and the design was intended not to have over-looking windows or to deprive neighbouring properties of light. There would be a two metre high fence along the northern and southern boundaries and it was expected that an approval condition would require landscaping and the submission of a planting scheme.
- there were three roof windows which would overlook and were a concern to neighbours. The agent said that the height they were set at would preclude overlooking, and the ground floor windows on the southern side would not overlook due to the fencing. It was noted that the plans referred to a retaining boundary wall along the northern boundary.
- the revised design had not addressed the fundamental issue of the number of properties and the number of cars which would result from the development. The number of parking spaces/garages allowed for ten vehicles, as required by planning policy guidance, but the three spaces for the two four-bedroomed houses were only achieved by 'end on' parking which would mean shuffling of cars. There was concern that there was no space for visitor parking and that parking on The Street would result. The agent advised that traffic issues and parking provisions would have to be approved by SCC, as highway authority, but that permission had been granted for four houses on the site. SCDC had also advised that no parking was to be on the frontage. It was noted that permission had not been granted for four four-bedroomed houses and that smaller houses on the site would not require so much parking or generate so much additional traffic. The two current cottages had two or three bedrooms each.
- The current cottages were brick, while the current design included some rendering. The agent said that, although the area was not a Conservation Area, he was happy to consult with SCDC's Design and Conservation Officer on the finishes.

The agent asked if he could discuss the design further with the Council after the meeting to establish what the Council may find acceptable, subject to neighbour consultation.

Planning Application DC/17/2734/FUL Rear first floor extension over existing ground floor extension at Marydene, Martlesham Road

It was established that the applicant was unaware that the application was the same as one refused by SCDC in 2007 (C07/1170/FUL). She was advised of the reasons for refusal, that the development would be contrary to Policy AP19 and SPG16, including loss of light to the neighbouring property.

The applicant stated that the adjoining property faced east and, as the extension was on the northern side of her property there would be no impact on light. Both properties fronted to the south. It was pointed out that light would be lost at the end of the day, when the sun was in the west. The amount of time the neighbouring residents were at home was not a relevant consideration and there were no reasons to consider that SCDC would approve an application it had previously refused. It was unfortunate that the architect had not considered the previous application and proposed an alternative layout.

3 Planning

3.1 Planning Application DC/17/2772/ARM Approval of Reserved Matters of DC/14/ 1123/OUT – Demolition of existing two dwellings, workshop unit and associated outbuildings. Erection of four dwellings with garages at Aracot, The Street

Comments received from residents had been circulated to Councillors before the meeting. It was noted that outline permission had been granted for four dwellings, but that the size and design had not been approved. It was considered that the current application, while an improvement on previous applications, was over development of the site. It was **RESOLVED:**

- To object to the application on the grounds that:
 - the dwellings were over development of the site
 - the size of the dwellings would result in too much extra traffic and create parking problems in The Street
 - the dwellings should be designed to reflect the style of the current two cottages
 - the dwellings should be designed so that roof lights and ground floor windows did not overlook neighbouring properties.

3.2

Planning Application DC/17/2734/FUL Rear first floor extension over existing ground floor extension at Marydene, Martlesham Road

A comment received from a neighbouring resident had been circulated to Councillors before the meeting. The Chairman reported a phone call received from another neighbouring property, supporting the application. It was noted that the extension would impact adversely upon the neighbouring property and that policy AP19 had been replaced with policy DM23 – Residential Amenity and **RESOLVED:**

- To object to the application on the grounds of the adverse impact on the neighbouring property.

4 Date of Next Meeting

The next meeting of the Council will be held at 7.15pm on Monday 4 September.

There being no further business to discuss the meeting closed at 8.00pm.