

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm
on Wednesday 13 February 2013**

Present: Mrs F Rogers (Chair), Mr P Carr, Mrs T Cornish, Mr B Rufford, Mr D Wilson and Mrs M Wilson (Minute taker).

Also present: Mr T Fryatt, Suffolk Coastal District Councillor and seven residents for part/all of the meeting

During the period of public participation before the meeting the following matter was discussed:

C12/2254: Part East Garden, Woodside, Martlesham Road: Erection of New Dwelling and Garage within the garden of Woodside

The applicant advised that he was aware of other developments that were regarded as profiteering, but this was not the case in his application. He has a medical problem which will mean he will find difficulty in climbing stairs in the future. He would like to stay in Bealings and his plan would be to build a bungalow in his grounds and then his daughter would occupy the house.

A neighbour was concerned about the development and whether it would shade his property, as has occurred with other developments adjoining his property. Permission has been given in the past for bungalows which, after building had started, have then been given permission by SCDC following an additional planning application to build a chalet bungalow, without further reference to the neighbours.

**Councillor
Actions**

1 Apologies and Declarations of Interest

Apologies were received from Dr C Rowe, and the Clerk, Mrs C Ramsden.

2 Planning

C12/2254: Part East Garden, Woodside, Martlesham Road: Erection of New Dwelling and Garage within the garden of Woodside

There had been one letter of objection from a neighbour, stating that the development would impact on neighbouring properties.

The site is outside the village boundary, a previous application from Wychwood had already been refused by SCDC, and an appeal following this refusal had been rejected by the Planning Inspectorate.

The Chairman advised that the Parish Clerk had spoken to the Planning Officer who had advised that in her view the development will be refused on the grounds that it is outside the village physical limits boundary and is a new house in the countryside and against LDF Policy DM3. LDF policy DM4 is also relevant as from what the applicant has advised the development would meet a local housing need, enabling a local person to stay in the area. It was noted that the site is still more than 150 metres from the boundary and so not covered by DM4, even if it were to pass on the visual/character of the area basis. This matches with the Inspector's decision on the land adjacent to Wychwood, though he put more emphasis on the Local Plan as the LDF is not accepted yet. Also this is not a sustainable development.

Although there was sympathy for the applicant it was felt that if this application was granted it would create a precedent.

It was RESOLVED:

- That there was an objection to this application on the grounds that it was outside the village boundary

C12/2483: Finches Hill, The Street: Certificate of Lawfulness of Existing Use or Development (CLEUD): For a swimming pool enclosure built under permitted development law previously attached to dwelling but since 02/12/12 not attached

It was noted that the applicant is saying that this is now permitted development as the four bolts which joined the enclosure to the house have now been removed. The original planning application, which the Parish Council objected to, was withdrawn by the applicant, but he then erected the above without planning permission on the grounds that it was permitted development. SCDC determined that this was not and that it required planning permission. The applicant had then appealed to the Inspectorate who had upheld SCDC's ruling. An application for a CLEUD had now been made, on the grounds the removal of the four bolts had resulted in the enclosure being an outbuilding, for which planning permission was not required.

It was noted that this is a technical argument and not one the Council was in a position to decide.

It was RESOLVED:

- That the Council maintained its previous objection regarding this application on the grounds of the appearance of the structure. It was noted that the structure had been built for less than four years.

C12/2583: Lime Tree Cottage, The Street: Creation of driveway in front garden including excavation of garden

After discussion that it was agreed that the proposal was not out of keeping with other nearby driveways.

It was RESOLVED

- That there was no objection to this application.

Government Consultation: 'Streamlining the Planning Application Process'

A circular from SALC regarding the government consultation on 'streamlining' planning applications had been circulated to councillors for consideration at this meeting.

The District Councillor advised that this would simplify the planning process and will not degrade any decisions that are made. There is concern that this change could happen before the LDF is in place. The LDF has now been examined, and, after an extension, SCDC has until March 2013 to undertake consultation on revisions required by the Inspector.

It was RESOLVED:

- To respond to the consultation stating that, so long as it does not reduce the consideration of applications by the Parish Council and its ability to influence decisions, streamlining of the process was

welcomed.

Kesgrave School Lighting for Multiple Use Games Area (MUGA)

Mr Fryatt, District Councillor, reported that the school will be submitting a retrospective planning application in regard to the installation of these lights, as it now appears that the system is not as approved. They will also apply to make changes to the existing lights by the installation of shrouds.

EAOW: Information from SCDC

Information received from Mr Fryatt, a copy of advice from SCDC's Project Officer on EAOW, Bob Chamberlain, to SCDC officers and members, had been circulated to Councillors. It was noted that this was disappointing as it did not support the views of Great and Little Bealings Parish Councils. There were strong arguments environmentally which had not been mentioned, including the views of the Fynn Valley Fishing Club.

It was noted that the Clerk was drafting the Council's registration and initial submission to the Planning Inspectorate in respect of the application, for consideration by Councillors at the meeting to be held on 4 March. The consultation closed on 6 March.

Councillors were reminded that there will be a presentation by the applicants for the EAOW project on 20 February at Bealings Village Hall at 6pm, followed by a further meeting at Playford Village Hall at 7.45 pm. A number of those Councillors present hoped to attend at least one of the meetings.

3 Finance

A letter had been received from Barclays Bank plc asking for confirmation that the Council met the criteria to be eligible for the Financial Services Compensation Scheme. This was signed by Councillor Carr who is a bank account signatory on behalf of the Parish Council.

4 Correspondence

Councillor D Wilson mentioned that he had been woken by the sound of an electric saw on more than one occasion during the night. It had not been heard by anyone else at the meeting.

There being no further business to discuss the meeting closed at 8.12 pm.