

# Little Bealings Parish Council

## Planning Policy

Adopted by the Council at its Meeting on 21 September 2020

### 1. Introduction

- i. This policy sets out the priorities of Little Bealings Parish Council ('LBPC' or 'the Council') when considering matters of SCC and ESC planning policy and planning applications within or affecting the parish.
- ii. In preparing this policy the Council has paid due regard to the following:
  - The National Planning Policy Framework and Planning Practice Guidance <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
  - The Suffolk Minerals and Waste Local Plan adopted by Suffolk County Council (SCC) on 9 July 2020 <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>
  - The Suffolk Coastal Local Plan due to be adopted by East Suffolk Council (ESC) on 23 September 2020
  - <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/>
  - The Great Bealings, Little Bealings and Playford Parish Plan April 2009 <https://littlebealings.onesuffolk.net/parish-council/parish-plan-and-2018-village-review/>
  - The Little Bealings Parish Reviews undertaken on 15 April 2013 and 5 March 2018 <https://littlebealings.onesuffolk.net/parish-council/parish-plan-and-2018-village-review/>
  - The Council's previous planning statement, made in September 2013. <https://littlebealings.onesuffolk.net/assets/Uploads/Parish-Council-Pages/Protocols/Lt-Bealings-PC-Planning-Statement-September-2013-Accessible.pdf>
  - The declarations of a climate emergency made by SCC and ESC in 2019.

### 2. Context

- i. The Council is aware that the Suffolk Coastal Local Plan Settlement Hierarchy (Policy SCLP3.2) designates Little Bealings as a 'Small Village' and that the following policies are especially relevant to the parish:
  - a. **Employment** Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5)
  - b. **Housing** Small groups of new housing and infill within Settlement Boundaries (SCLP5.2)
- ii. No housing is allocated to the parish within the Suffolk Coastal Local Plan.

- iii. The Settlement Boundary is around the central part of the village and many residents live outside it. The parish has three main residential areas:
  - 1) Martlesham Road, Playford Road and Beacon Lane (outside the Boundary)
  - 2) The Street, Michaels Mount and Richards Drive (inside the Boundary)
  - 3) Holly Lane and Holly Close (outside the Boundary)
- iv. The Council is also aware of SCLP Policy 5.4 Housing in the Countryside, as modified by the Inspector examining the Local Plan, and that this can enable permission to be granted to new housing in the parish which is outside the Settlement Boundary.

### 3 Residents' Priorities

- i. The Council is mindful of the views of parishioners as expressed most recently in the Parish Review carried out in 2018, and that the parish is valued as a 'rural village'.
- ii. Access to the countryside and the quiet environment were included as good points about living in Little Bealings. Concerns included:
  - A. the speed and volume of traffic
  - B. the adequacy of utilities' services (eg broadband)
  - C. the inadequacy of bus services
  - D. the closure of the Admiral's Head
  - E. noise and dust from the Sinks Pit site
- iii. Some respondents were against any new housing in the parish. Others were content with some development, especially smaller dwellings in infill locations and the conversion of redundant buildings.

### 4 Procedure

- i. The Council aims to advise residents who may be affected by a proposed development of the means by which they can make their views known to the Council, either at a Council meeting or in writing, before the Council forms a view on a planning application.
- ii. Similarly, the Council invites applicants to explain their application or make any representations before the Council forms a view.
- iii. The Council may form a view at a meeting, but authority to respond to planning applications is delegated to the Clerk to the Council, following consultation with the Chairman and Vice Chairman
- iv. The Council may resolve to object to, not object to or support a planning application. It will generally be the case that the Council will only support applications which bring positive benefit to the broader parish community.

## 5. Policies

- i. The Council will take the following Policies into account when considering planning policy matters and planning applications:

**A. Policy A: Sustainability**

The sustainability of the development, both in terms of design and the ability to access services

**B. Policy B: Traffic**

The impact on local traffic speed and volume: development proposals which will significantly increase traffic on narrow roads will be resisted

**C. Policy C: Residential Amenity**

The impact on residential amenity, including noise, dust, daylight, vibration, visual amenity and light pollution: the Council will support the retention of the quiet, rural environment

**D. Policy D: Character of the Landscape**

A negative impact on the surrounding character of the land, or visual harm to the historic or natural environment will be resisted, but not to the extent of requiring the Council to object to modern design proposals

**E. Policy E: Coalescence**

The need to avoid coalescence of the various distinct parts of the village, which could arise from development outside the Settlement Boundary

**F. Policy F: Smaller Properties**

The need for the village to evolve and attract new entrants able to purchase smaller properties: small developments within the Settlement Boundary which are appropriate in size, location and character will not usually be resisted

**G. Policy G: Extensions**

There will generally be no objection to the extension of existing properties, dependent upon the impact upon adjoining properties and visual impact from the highway

**H. Policy H: Site Specific Policy regarding The Admiral's Head**

The Council supports the re-opening of the Admiral's Head as a public house to serve the parish and surrounding parishes, and the use of the Admiral's Head car park by the local community for Bealings School, Bealings Village Hall, Angela Cobbold Hall and All Saints' Church parking, subject to the commercial needs of the pub, to improve road safety.

## 6. Review

- i. This Policy will be reviewed annually at the Annual General Meeting of the Council.