



GREAT CORNARD PARISH COUNCIL

Minutes of the Meeting of the **DEVELOPMENT & PLANNING COMMITTEE**
held at The Stevenson Centre at 6.45pm on Monday 14th February 2022

PRESENT Councillors

Mrs P White
Mrs C J Baker
Mr K Graham
Mrs T E A Welsh

Chairman
Mrs M Bark
Mr S M Sheridan

Council Manager
Council Administrator

Mrs N Tamlyn
Miss S Kent

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors T Harman and D Young.

2. TO CONSIDER DECLARATIONS OF INTERESTS AND COUNCILLOR REQUESTS FOR DISPENSATIONS RELATING TO ITEMS ON THE AGENDA

NONE.

3. DECLARATIONS OF GIFTS AND HOSPITALITY

NONE.

4. TO NOTE PLANNING APPLICATIONS CONSIDERED OUT OF COMMITTEE

a) **DC/21/06569 – Land rear of The Brambles, Shawlands Avenue**

Erection of 3no. detached bungalows using existing vehicular access.

Recommended – REFUSAL based on the following grounds

Design, Over Development and Loss of Amenity

The plans show three proposed properties squeezed onto a small secluded, formerly wooded, area and the layout appears to be cramped. There is parking for three vehicles per property at present with no clear provision for visitors.

Loss of privacy, amenity and quiet enjoyment for existing residents, replaced with three overbearing properties with associated vehicle movements, light and noise pollution.

The proposed installation of sliding gates gives the impression of a gated community which is not usual for Great Cornard.

To enable the installation of the proposed electric sliding gates with warning lights and sounds, permission will need to be sought from Suffolk County Council and the owner of The Brambles. The gates will cause disruption and nuisance to all residents every time someone enters and leaves the development, thereby affecting their long term quiet enjoyment of their properties.

Access

Access to the development is via a shared driveway serving two bungalows. The existing drive is only wide enough for one vehicle at a time and there are no passing places. It is also not wide enough for emergency service and refuse collection vehicles. There is insufficient room within the development for vehicles to turn which could obstruct the shared driveway and cause disruption for the residents. In particular, emergency service vehicles with blue flashing lights and refuse vehicles which are extremely noisy.

If the proposed gates fail, this could stop residents from accessing their properties as there are no alternative means of access.

Highways Safety

The access road leads on to Shawlands Avenue which is already difficult for residents to negotiate with poor sight lines of oncoming traffic, the position of the bus stops either side of the road and a blind corner opposite Rede Way.

Any vehicles not wishing or not able to enter the proposed site are likely to park on Shawlands Avenue which is a busy highway. This has already been the case with a similar gated three bungalow development further along Shawlands Avenue.

Historic

The remains of the original pot kilns are still known to exist and appropriate surveys should be carried out in the area.

Wildlife and Trees

Shawlands LNR is close by and is known to have protected species on site (Great Crested Newt). Due to the close proximity of the site to the LNR, the Parish Council is concerned for the impact the development will have on the wildlife on the site which has remained undisturbed for many years. The Parish Council agrees with Place Services' objection regarding insufficient ecological information upon European protected species.

The area is covered by a blanket TPO (no. BT/383) which includes Black Poplars that are very rare and associated with the Stour Valley. The Parish Council is concerned for the detrimental impact on all the trees and damage caused to their roots. The Parish Council also agrees with BDC's Arboricultural Officer's original comments in that the close proximity of the plots and their gardens to boundary trees, some of which are

covered by a TPO, could be of concern to future occupiers and the loss of light and nuisance from leaf fall and branch shredding.

The Parish Council also notes the removal of a section of well established hedge to allow for the installation of the drive across the footpath. Any development should have proper monitoring in place to ensure that any work is only undertaken outside of the bird nesting season. Sadly, the Parish Council is aware that this is not always the case. (We have been led to believe that a section of Hawthorn hedge has already been cleared from the pathway).

Risk of Flooding

The Parish Council agrees with the concerns of both the residents of Oakside and The Brambles who state in their objections that when there has been surface water flooding, the proposed site has acted as a natural 'soakaway' which reduces the impact of excess surface water from the hill to their properties and the risk of flooding.

Ditch and Sewage

The Council notes a sewage treatment plant to be located under the turning area and water to be discharged into a ditch on site. There is insufficient detail as to the location of the ditch and whether it would impact the adjacent Stacey Ardley dog walking and play area that is leased by BDC to the Parish Council.

Planning Policy

The Parish Council notes that half of the development is outside of the current settlement boundary policy and believes that countryside policies should also be applied.

PROW and Safety Concerns

The development incorporates access over the right of way which will bring pedestrians into direct conflict with the frequent flow of traffic.

The Council is also concerned about the intention to install a dropped kerb footpath to consist of timber edging borders and type 1 base finished with hoggin and notes that SCC is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and questions who will be responsible for its long term maintenance.

If the proposed gates fail, there will be no warnings to pedestrians that vehicles will be crossing the footpath.

Fire Safety

The plans indicate that the area is not large enough for a fire engine to turn and that sprinklers will be required. The Council sees this as an unacceptable solution to the risk of fire and that the development will be reliant upon the provision of water from the fire fighting service. The Parish Council also agrees with Suffolk Fire & Rescue Service's recommendation that proper consideration should be given to potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.

Construction

The Parish Council has long been concerned about the lack of provision for construction vehicles whilst developments are being built. As the site is relatively small, there is no additional space available for contractors to park and it would not be appropriate for vehicles to park on Shawlands Avenue at any time. Construction will also impact the PROW and there are no appropriate alternative routes.

b) DC/21/06707 – 41 Broom Street, Great Cornard

Outline planning permission (all matters reserved) – erection of single storey dwelling with associated parking, construction of new vehicular access (following demolition of existing garage).

Recommend – REFUSAL based on the following grounds

- Lack of detail regarding alternative parking provision at 41 Broom Street
- The Parish Council has a long standing policy opposed to back-land development
- Lack of detail regarding access and visibility splay
- Broom Street is a quiet road with no pavements and the Parish Council would be concerned for the safety of pedestrians
- Access to the new property is adjacent to the recreation ground and the Parish Council would not support the removal of any hedges or trees

SUBSEQUENTLY WITHDRAWN BY THE APPLICANT

c) DC/21/06834 – 25 Kings Hill, Great Cornard

Application for reserved matters following grant of outline permission DC/20/01819. Submission of details for appearance, landscaping and scale for erection of 1no two storey dwelling.

Recommend – REFUSAL based on the following grounds

- Lack of information on how the developer will deal with the close proximity to the trees/hedges covered by a TPO. The Parish Council also agrees with the comments made by Babergh District Council's Arboricultural Officer on the 5th January 2022.
- The Parish Council is not reassured that the plans meet all the conditions laid out by SCC.

d) DC/22/00047 – 104 Bures Road, Great Cornard

Erection of two story side extension (following demolition of existing single storey side garage extension).

Recommend – REFUSAL on the following grounds

- Design, appearance and materials are not in keeping with the Suffolk White brick built property or the surrounding area.

e) DC/22/00115 – 47 Canhams Road, Great Cornard

Erection of part single storey, part two storey side/rear extension including garage (following demolition of existing garage and single storey rear extension).

Recommend – APPROVAL

f) DC/22/00253 – 27 Layzell Croft, Great Cornard

Erection of single storey side extension and first floor side extension over.

Recommend – APPROVAL

Members reviewed the report and NOTED the contents.

5. TO CONSIDER NEW PLANNING APPLICATIONS

a) DC/22/00134 – 9 Ash Grove, Great Cornard

Erection of single storey rear and side extensions.

Recommend – APPROVAL

b) DC/22/00362 – 5 Lionel Hurst close, Great Cornard

Erection of single storey extension (following removal of conservatory)

Recommend – APPROVAL

c) DC/22/00435 – Fir Gables, 4 Scofield Court, Great Cornard

Application for works to trees subject to a Tree Preservation Order BT127/T3: reduce overweight limbs and limbs encroaching neighbouring property and remove dead and dangerous wood from 1no Atlas Cedar.

Recommend – APPROVAL

d) DC/22/00581 – 2 Eldred Drive, Great Cornard

Erection of single storey rear extension and first floor extension over garage to form studio office.

Recommend – APPROVAL

Councillor Baker asked that her objection to the application be noted.

e) DC/22/00600 – 17 Bures Road, Great Cornard

Erection of single storey rear extension and construction of dormer extension and front rooflight in conjunction with loft conversion.

Recommend - APPROVAL

Meeting closed at 6:53pm

