

**GREAT CORNARD PARISH COUNCIL**

Minutes of the Meeting of the **DEVELOPMENT & PLANNING COMMITTEE**

held at The Stevenson Centre at 6.45pm on Monday 12th September 2022

**PRESENT** Councillors Mrs P White **Chairman**

 Mrs C J Baker Mrs M Bark

Mrs S Bowman Mr K Graham Mr T J Keane Mr D Young

Council Manager Mrs N Tamlyn

Council Administrator Miss S Kent

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Mrs T E A Welsh.

1. **To consider Declarations of Interests and Councillor Requests for Dispensations relating to items on the Agenda**

**NONE.**

1. **dECLARATIONS OF GIFTS AND HOSPITALITY**

**NONE.**

1. **TO NOTE PLANNING APPLICATIONS CONSIDERED UNDER DELEGATED POWERS**
2. **DC/22/03589 – 71 Head Lane, Great Cornard**

Erection of single storey rear extension

**Parish Council Recommended – Approval**

**Babergh District Council Decision – Granted**

1. **DC/22/03749 – Cornard Christian Fellowship Church Hall, Broom Street**

Erection of a side extension (following removal of portacabin)

**Parish Council Recommended – Approval**

**Babergh District Council Decision – Granted**

1. **DC/22/03945 – 41 Queensway, Great Cornard**

Erection of rear extension (following demolition of existing)

**Parish Council Recommended – Approval**

**Babergh District Council Decision – Awaited**

1. **DC/22/03795 – Prospect Hill Farm, Prospect Hill, Great Cornard**

Erection of 1no. detached, ultra-low energy Passivhaus dwelling (resubmission of DC/22/01202)

**Parish Council Recommended - Refusal in line with the Parish Council’s objections to all the previous applications:-**

Appearance and character

Property appears to be larger than the now closer Prospect Hill Farm House and the height of the roof exceeds that of adjacent farmhouse and Qubec Cottage opposite. Contemporary styling of the proposed property is not in keeping with the area and will cause unacceptable harm to the rural character of the countryside and detract from neighbouring listed properties.

Highways and Access

The Parish Council continues to object to the accessway to the proposed new property. It is close to the Joes Road junction and the Parish Council notes SCC’s condition that no part of the development shall commence until the existing vehicular access has been improved, laid out and completed in all respects.

Increase in traffic – Prospect Hill is an unrestricted narrow rural road with high banks and ancient hedgerows which provide few opportunities for vehicles to pass.

Since the previous application was withdrawn both Prospect Hill and Blackhouse Lane have been included in the SCC Quiet Lanes scheme.

Highways have recently introduced ‘Not Suitable for HGVs’ signage at the bottom of Prospect Hill as a result of issues with lorries trying to access Prospect Hill and becoming stuck as the road is too narrow. Given these restrictions, the Parish Council questions how construction vehicles will be able to access the site.

Loss of pastureland as habitat and impact on Great Cornard Country Park

The land falls within the evaluation area of the proposed extension to the Dedham Vale AONB boundary and is very close to the Country Park.

Surface water flooding in the lower section of Prospect Hill/Wells Hall Road/Blackhouse Lane – the area is prone to flooding and will add to the issues already encountered in the area.

The Parish Council shares the local resident’s concerns that if this planning application were approved, it would set a dangerous precedent and other properties in the area will submit applications for additional dwellings.

Recommend refusal - in line with the Parish Council’s objection to all the previous applications.

In addition to the Council’s previous objections below, the Council fully supports the response from the Suffolk County Council Heritage Team regarding the impact on both Prospect Hill Farm and Prospect House.

The Parish Council strongly disagrees with the Applicant’s reasons for resubmission and their aim to have the application heard by the Planning Committee and the comment that “there is a greater than local interest in the application due to the high-performance ultra-low energy nature of the dwelling being proposed”. The Council believes that it is the impact on the local community and the surrounding area which should only be considered relevant.

Previous objections submitted

DC/22/01202 – Prospect Hill Farm – Passivhaus Dwelling

Appearance and character

Property appears to be larger than the now closer Prospect Hill Farm House and the height of the roof exceeds that of adjacent farmhouse and Qubec Cottage opposite.

Contemporary styling of the proposed property is not in keeping with the area and will cause unacceptable harm to the rural character of the countryside and detract from neighbouring listed properties.

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**Babergh District Council Decision – Awaited**

**6:50pm Councillor T Keane joined the meeting.**

1. **TO CONSIDER NEW PLANNING APPLICATIONS**
2. **DC/22/03890 – Land at Head Lane, Great Cornard**

Application to determine if prior approval is required for a proposed: development by or on behalf of an electronic communications code operator for the purpose of the operator’s Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code – The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 16, Class A – 5G telecoms installation: H3G 15m street pole with additional equipment cabinets

**Recommend – Refusal based on the following grounds:-**

* The proposed mast would have a negative impact on the current setting which is surrounded by residential properties
* Not in keeping with the old part of the village and the adjacent listed buildings
* Obscured visibility for vehicles exiting the Kings Head Public House to the right looking towards the Head Lane/Bures Road roundabout
* Parish Council believes the proposed mast would be too large and overpowering on what is essentially a small green space
* The Great Cornard Water Tower is in an elevated position and currently used for the majority of masts in the village. The Parish Council would suggest that this is put forward as a suitable alternative location.
1. **DC/22/04054 – The Laurels, 11 Kings Hill, Great Cornard**

Application for outline planning permission (access points to be considered, appearance, layout and scale to be reserved) Town & Country Planning Act 1990 (as amended) – erection of no.1 detached dwelling

**Recommend - Refusal based on the following grounds:-**

* Overdevelopment of the site
* Concerns over access onto Kings Hill and increase in traffic
* The Parish Council has a longstanding policy to object to any backland development
* Insufficient parking.
1. **DC/22/03852 – 145 Bures Road, Great Cornard**

Erection of a two storey rear extension and construction of a detached garage

**Recommend - Refusal based on the following grounds:-**

* Overdevelopment of the site - given the recent application to convert the garage into additional living space which has been approved, the Parish Council believes the applicant’s new submission to extend the property further and build a new detached garage constitutes overdevelopment of the site.

**7:00pm Councillor Mrs M Bark joined the meeting.**

1. **DC/22/04281 – Land Rear of 20 Head Lane, Great Cornard**

Erection of 1no. pair of semi detached two storey dwellings, associated cartlodge and new shared vehicular access.

**Recommend - Refusal based on the following grounds:-**

Highways issues

* The introduction of a dropped kerb and new access point will encourage additional parking on the highway
* Increase in traffic along an already busy road
* Insufficient parking which may result in vehicles being parked on the highway and on grass verges near to the site
* Insufficient turning area within the development which may mean drivers having to reverse out onto the main road causing safety issues for all other road and pavement users
* Proposed new access would be close to the junction leading to the rear of both Head Lane and Perryfield properties
* The Parish Council notes that the resident will need permission from Suffolk County Council to gain access to the property and that no details of this have been supplied with the application.

Miscellaneous

* The Parish Council has a long-standing policy to object to any back land development
* Overdevelopment of the site
* Loss of privacy for neighbouring properties
* The Parish Council objects to the removal of any healthy trees
* Resulting loss of habitat following the removal of trees.

**Meeting closed at 7:05pm**