

**GREAT CORNARD PARISH COUNCIL**

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

held at The Stevenson Centre at 6.45pm on Monday 13th February 2023

**PRESENT** Councillors Mrs P White **Chairman** Mrs C J Baker Mrs M Bark Mrs S Bowman Mr K Graham Mrs T E A Welsh

Council Manager Mrs N Tamlyn

Council Administrator Miss S Kent

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor D Young. Councillor T Keane did not attend the meeting.

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

Councillor Mrs Welsh declared a non-pecuniary interest in Item 4a) as a family member attends the Scout group based at the Village Hall.

1. **dECLARATIONS OF GIFTS AND HOSPITALITY**

**NONE**

1. **TO CONSIDER NEW PLANNING APPLICATIONS**
2. **DC/23/00413 – Village Hall, Bures Road, Great Cornard**

Erection of single storey rear extension to provide kitchen, toilet and storage facilities.

Members **NOTED** this was the Parish Councils own Planning Application and recommended **APPROVAL**.

A Member raised concerns regarding the materials to be used, the pitch of the roof and whether the architects had consulted Babergh District Council Planning Officers before drawing up the plans. The Council Manager advised that she was unaware of any contact with BDC but would check with the architects.

The Member also asked whether the installation of solar panels during the build had been considered.

The Council Manager to contact the architects to ascertain whether solar panels had been considered. **AGREED**

1. **DC/23/00559 - Five Bells Inn, 63 Bures Road, Great Cornard**

Full planning application: Change of use of public house to residential dwellings (c3). Conversion of public house to 3no. dwellings.

Recommended – **REFUSAL on the following grounds:**

Loss of commercial site

The Parish Council would question whether 9 months, as mentioned in the Design and Access Statement, is a long enough period to establish that the public house is no longer a viable business and whether the extensive efforts made met the requirements of Policy EM24 which we believe states the following:-

*“Policy EM24 seeks to prevent the redevelopment or re-use of existing employment land for nonemployment purposes unless its retention for an appropriate employment use has been fully explored, by either an agreed and sustained marketing plan or where it can be demonstrated that the premises are inherently unsuitable or not viable for all forms of employment related use”.*

Loss of community facility

The Parish Council, on Monday 14th February 2022, passed a Motion on the planned closure of the Five Bells Public House, deploring the action which, if allowed to go ahead, would see the village which once had six pubs, lose half of its pubs as the Queens Arms and the Highbury Barn have already closed.

Overdevelopment of the site

The proposed properties would bring the total on the site to seven, which is a net gain of seven new dwellings on a small site in Great Cornard. The village, in the Councils opinion, has already suffered from overdevelopment.

The Parish Council believes that the building, if it were to be converted to residential dwellings, lends itself to two properties rather than three.

Access

Insufficient access for what would be seven properties, including the four bungalows at the rear of the site (DC/21/02500).

Access unsuitable for waste and recycling vehicles and seven properties will need to bring their bins to the front of the property on Bures Road.

**Meeting closed at 7:08pm**