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**GREAT CORNARD PARISH COUNCIL**

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

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

**PRESENT** Councillors Cllr Pamela White **Chairperson** Cllr Marjorie Bark Cllr T Hurst Cllr Stewart Sheridan Cllr Colin Wright

Council Manager Mrs N Tamlyn

Council Administrator Mrs S Kubat

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Jane Brooker, Tom Keane and Kevin Graham.

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. **CORRESPONDENCE**
2. **Suffolk County Council/Suffolk on Board: Bus Network Funding**

Members reviewed correspondence from Suffolk County Council regarding a grant of

£1.8 million to fund bus network improvements. SCC has asked Parish and Town Councils to submit ideas and suggestions for improvements via an online application form by 20th December 2023. The Council Manager advised that Sudbury Town Council has suggested extending the service from Sudbury to Bury St Edmunds later in the evenings and on Sundays and are looking for support from Great Cornard Parish Council.

Members **AGREED** in principle to support Sudbury Town Council’s suggestion to extend the Sudbury to Bury St Edmunds service. Members discussed the reinstatement of bus services which have been cancelled and **AGREED** to bring any suggestions they may have to the next Development and Planning meeting for discussion.

1. **TO CONSIDER NEW PLANNING APPLICATIONS**
2. **DC/23/04875 – Site of former Five Bells Inn, 63 Bures Road, Great Cornard**

Planning application. Erection of 1no. single storey 2 bedroom C3 residential unit following demolition of a redundant cart lodge and shed.

Recommended – **REFUSAL**

The Parish Council objects to the addition of another residential unit on this site – bringing the number of new properties to 8 in total, including the 4 bungalows at the rear of the site (DC/21/02500) and conversion of public house to 3 residential dwellings (DC/23/00559).

The Council repeats it’s objections to the two previous applications, and in particular the following points:-

Overdevelopment of the site

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

Access

Insufficient access for what would be 8 properties in total.

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

1. **DC/23/04196 – 131 Bures Road, Great Cornard**

Householder application. Conversion of front garden into a single car driveway. Installation of a dropped kerb vehicular access.

Recommended – **APPROVAL**

1. **DC/23/04979 – Ruddens, Prospect Hill, Great Cornard**

Full planning application. Erection of 1no. dwelling and creation of new vehicular access.

Recommended – **REFUSAL**

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.

Dangerous access, especially for an increased number of vehicles.

Prospect Hill is part of the village’s Quiet Lanes Scheme.

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

Limited access to local services by public transport modes which will result in environmental harm through a higher level of car dependency.

The proposed development would cause unacceptable harm to the rural character of the countryside and the Special Landscape Area.

Loss of land 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 residents’ concerns that if this planning application were approved, it would set a dangerous precedent for other properties along Prospect Hill to submit similar applications.

1. **DC/23/04882 – 16 Rede Way, Great Cornard**

Householder application. Erection of single storey front extension

Recommended – **APPROVAL** but Members were concerned about the development, according to the application form, starting some 5 years before the planning application was submitted and that Babergh DC should address this accordingly.

1. **Appeal Lodged – APP/D3505/D/23/3330097 – 8 The Pot Kilns, Great Cornard**

Householder application – Construction of raised roof and first floor extension to property (following demolition of existing roof area) including alterations to fenestration and exterior appearance (re-submission of DC/22/06118).

Members also **NOTED** the following Planning Permission received from Babergh District Council which was contrary to the Parish Council’s recommendation of refusal.

**DC/23/03275 The Laurels, 11 Kings Hill, Great Cornard**

Planning Application - Change of use from chiropractic clinic to a residential children's home.

**APPROVED**

**Meeting closed at 7:07pm**