



GREAT CORNARD PARISH COUNCIL

Minutes of the Meeting of the **DEVELOPMENT & PLANNING COMMITTEE**
held at The Stevenson Centre at 6.45pm on Monday 23rd May 2022

PRESENT Councillors

Mrs P White
Mrs M Bark
Mr S M Sheridan
Mr D Young

Chairman
Mr K Graham
Mrs T E A Welsh

Council Manager
Council Administrator

Mrs N Tamlyn
Miss E Skuce

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs C J Baker and T Harman.

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. CORRESPONDENCE

a) **Suffolk County Council: Temporary closure of Footpath 8**

Members reviewed and **NOTED** correspondence from Suffolk County Council which informed that Footpath 8 off Shawlands Avenue in Great Cornard will be closed from 10th May 2022 until 9th November 2022 (**map attached at Appendix A**).

5. TO CONSIDER NEW PLANNING APPLICATIONS

a) **DC/22/01202 – Prospect Hill Farm, Great Cornard**

Erection of 1no. detached, ultra low energy Passivhaus dwelling and garage.
Recommended – **REFUSAL** based on the following grounds:-

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Since the previous application was withdrawn both Prospect Hill and Blackhouse Lane have been included in the SCC Quiet Lanes scheme.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

b) DC/22/02188 – Perrywood Garden Centre, Newton Road

Removal or variation of condition following grant of planning permission DC/20/03810 dated 11/06/2021 (erection of new garden centre). Vary condition 2 (approved plans and documents) for minor design changes to the scheme. **NOTED.**

c) DC/22/02380 – 6 Parmenter Close, Great Cornard

Erection of single storey rear extension (following the demolition of existing conservatory).

Recommended – **APPROVAL**

d) DC/22/02295 – 62 Kersey Avenue, Great Cornard

Installation of render of existing brickwork on all elevations.

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

- Not in keeping with the majority of neighbouring brick built properties

- The colour grey may set a precedent for other houses to paint or render in 'irregular' colours.

Members **NOTED** two Planning Decisions received which were contrary to the Parish Council's recommendation.

DC/22/02188 – Land rear of The Brambles

Full Planning Permission – Erection of 3no. detached bungalows using existing vehicular access.

Babergh District Council – GRANTED PERMISSION

Great Cornard Parish Council – recommended REFUSAL

DC/22/01280 – Old Joes Driving Range

Construction of crazy golf course and associated kiosk.

Babergh District Council – GRANTED PERMISSION

Great Cornard Parish Council – recommended REFUSAL

Meeting closed at 6:58pm

APPENDIX A



Temporary closure of part of Public Right of Way Great Cornard FP8



	Public Footpath		Closed route
	Bridleway		Alternative route