

PLANNING COMMITTEE MEETING

LAXFIELD PARISH COUNCIL

Monday 10 August 2020 at 6 pm via Zoom

MINUTES

Present: D Alchin, S Innes, D Martindale, G Oughton

1. Apologies and approval of absences

G Salter

2. Declarations of interest

None

3. Planning

The following application was discussed as requested by MSDC:

a. DC/20/02622

Location: Corner Farm, Banyards Green, Laxfield, Woodbridge Suffolk IP13 8ES

Proposal: Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q - Conversion to create 4No dwellings.

It was agreed that the Parish Council should comment that prior approval for this proposal should be required as it fundamentally contravenes permitted development rights. The cumulative floor space of the existing building or buildings changing use must not exceed 465 sq m of space and the dimensions of Barn 1 shown on the drawings equate to 513.92 sq m. No other comments were made or agreed as the application did not fulfil this basic principle.

Proposed D Martindale, seconded G Oughton, AIF.

b. DC/20/02587

Location: Land To Rear Of Underlimes And St Helens , High Street, Laxfield, IP13 8DU

Proposal: Full Planning Application - Erection of 1no. dwelling

This proposal was discussed at length and it was agreed to comment as follows:

- The planning history on this site is confused and confusing, and the drawings reflect different site layouts. Clarity is needed
- The location of the current application is fundamentally the same as for a previous application which was refused and therefore approval of this application would void the previous permission
- The original clear margin between the red line site boundary and the neighbouring property has been removed
- Concern was expressed about the reference on the block plan to a revised layout of an existing permission. This proposed revision is not material to the consideration of the current application; but councillors feel strongly that it should require a completely new application rather than be allowed to go through as a revision
- The application makes reference to other consultation having taken place; to the best of the councillors' knowledge, no other consultation has taken place other than through the usual MSDC process
- The application makes reference to the removal of a number of trees due to ash die back. There is no report attached to support this proposed action and an expert report should be provided as evidence of

need before any further such work takes place. The existing mature trees in the area around the red line site form a fundamental part of the local landscape character

- The application refers to there being limited wildlife in this area and therefore there will be little impact on wildlife. This is probably due to the fact there has been building work taking place in this area for approximately six years creating an environment where wildlife is unable to thrive
- It is noted that the general living areas in the application are upstairs. This would be intrusive and overlook surrounding dwellings
- The site layout does not reflect the existing character of the village or the settlement plan
- The application refers to the revised application as being a minor change. This application is no such thing, it is a major change
- Although it is appreciated that this is outside the scope of planning comment, the councillors felt compelled to stress that the building work in this area of the village has been going on for over 6 years now and has had a substantial impact on residents living nearby. This should be given due consideration. Any building work in the future should be mindful of this and strict working hours should be required as part of any permission granted

Proposed D Alchin, seconded G Oughton, AIF.

Meeting closed at 6 34 pm

Karen Gregory (Parish Clerk)
Hill Farm Barn, Framlingham Road, Badingham, Suffolk IP13 8JL
Tel: 01728 638061 (Home); laxfieldparishclerk@gmail.com