

PLANNING COMMITTEE MEETING

LAXFIELD PARISH COUNCIL

Tuesday 21 July 2020 at 6 pm via Zoom

MINUTES

Present: D Alchin, S Innes

1. Apologies and approval of absences

G Salter, L Sharman

2. Declarations of interest

None

3. Planning

The following application was discussed as requested by MSDC:

DC/20/02781 Location: Buildings At The Packhouse, Badingham Road, Laxfield, Suffolk IP13 8JA
APPLICATION FOR PRIOR APPROVAL - AGRICULTURAL TO DWELLING

Proposal: Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to 3no 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.

The planning application and supporting documents were discussed in detail, and it was agreed that the Parish Council believes that prior approval should be required for the proposed change of use. The proposals for The Packhouse show no windows to the first floor, and no alternative means of escape. Whilst this in itself is not a planning matter, Building Regulations would require means of escape to be provided to each of the bedrooms, and this would necessitate alterations to the roof to such an extent that permitted development status would not be appropriate.

The Parish Council also observed that the proposals demonstrate insufficient detail to consider them properly – details which would normally be required in a full planning application. Specifically, the treatment of the external areas is of concern:

- It is assumed that the red line shown on the location plan and block drawings represents the site boundary, but if this is the case what is the treatment of the boundary? This information would normally be part of a full planning application.
- There is no mains drainage to these properties at present, but the extent of the sites as shown does not give sufficient space for a package treatment plant to be installed, as would be required for the proposed dwellings. A full planning application would be expected to show the location of such plants, and the location of the outfalls.
- What is the intended future use of the area behind the proposed Packhouse conversion? If the existing use of this area (ie agricultural use) is to be retained, then the addition of ten parking spaces for the proposed dwellings means that an intensification of vehicle use is to be expected. The access to these properties is via a single-track road with a blind access, and this gives rise to concern.

Karen Gregory (Parish Clerk)

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