

PLANNING COMMITTEE MEETING

LAXFIELD PARISH COUNCIL

Tuesday 9 February 2021 at 6 pm via Zoom

MINUTES

Present: D Alchin, S Innes (Chair), D Martindale, G Oughton

1. Apologies and approval of absences

G Salter

2. Declarations of interest

None

3. Planning

The following applications were discussed as requested by MSDC:

a. DC/21/00327

Proposal: Householder Planning Application - Erection of front and side extension, erection of rear extension and application of cladding (following demolition of single storey side and rear extensions) (re-submission of DC/20/05037)

Location: The Brambles, The Street, Laxfield, Woodbridge Suffolk IP13 8DZ

There were no objections to this application.

Proposed S Innes, seconded G Oughton, AIF.

b. DC/21/00393

Proposal: Full Planning Application - Erection of 1No replacement dwelling (following part demolition of existing) (re-submission of DC/20/02273).

Location: Boundary Lodge Farm, Cratfield Lane, Laxfield, Woodbridge Suffolk IP19 0DE

The following comments were submitted to MSDC as follows:

It is acknowledged that an ecological survey has now been carried out but most of the previous comments/objections still remain, in particular the size of the proposed dwelling which appears larger than the previous application and concern is expressed about the visual impact of this.

For reference, please find attached to this document the comments previously submitted for planning application DC/20/02273.

Proposed D Martindale, seconded D Alchin, AIF.

c. DC/21/00444

Proposal: Householder Planning Application - Clearing of Old Pond Area and Digging of New Wildlife/Swimming Pond.

Location: Mount Pleasant, Station Road, Laxfield, Woodbridge Suffolk IP13 8HF

There were no objections to this application.

Proposed D Martindale, seconded G Oughton, AIF.

d. DC/20/05836

Proposal: Full Application - Erection of 1No single storey dwelling and 3 bay garaging (following demolition of agricultural building).

Location: Elm Farm, Wells Corner, Framlingham Road, Laxfield, Woodbridge Suffolk

The following comments were submitted to MSDC as follows:

Laxfield Parish Council wishes to object to this planning application on the following grounds:

- a. *Whilst the application is for a new dwelling in the countryside, it relies on the fall-back position of permitted development rights for the conversion of an existing agricultural building. However, this application proposes a completely different dwelling; it is not a like for like replacement, but presents a completely different plan,*

elevations and massing in a different location on the proposed site. It should therefore not be allowed to rely on the fall-back position, but should be considered as an entirely separate application for a new dwelling.

b. Granting permission for the proposed development would be contrary to NPPF paragraph 79. The proposal meets none of the criteria set out, in that one or more of specific circumstances must be met in order for permission to be granted for the development of an isolated home in the countryside. These circumstances are that:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- the development would re-use redundant or disused buildings and enhance its immediate setting;*
- the development would involve the subdivision of an existing residential dwelling; or*
- the design is of exceptional quality, in that it:*
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.*

We would ask Mid Suffolk District Council to take into account Policy LAX 2 of the Laxfield Neighbourhood Plan, which has recently been approved to move forward to referendum. Whilst we accept that the Neighbourhood Plan is not yet 'made', we believe that it is sufficiently well-developed to be considered in determining planning applications such as this one. We do not believe that the development as proposed is essential for any of the uses set out in this section of the Neighbourhood Plan.

Proposed G Oughton, seconded D Alchin, AIF.

Meeting closed at 6 10 pm

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