

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Monday 10th August 2015 at 7.15pm
in the School Room at Witnesham Baptist Church

1. The chairman welcomed everyone to the meeting. Mrs Shaw, Mr Everett, Mr Lightfoot and Mr Wilks in attendance. Apologies from Mr Rush, Mr Hindle and Mr Laughlin. A number of members of the public were in attendance (see below).
2. No Councillors' declarations of interest.
3. Minutes of the meeting of 20th July 2015 were confirmed as a true record.
4. No SCDC decisions had been received since the meeting of 20th July 2015.
5. **DC/15/2942/FUL** 2 Church Lane, Swilland. Erection of first floor front extension with internal alterations.

The chairman introduced the plans, explaining that the ground floor plan did not appear to show the full extent of the existing development. He explained two letters of objection had been received directly by the Parish Council, and summarised their concerns as being ones of impact on amenity, overdevelopment and impact on the street scene. He then invited those who wished to address the Committee to speak.

Mr Salter of 4 Church Lane noted uniformity in the buildings of Church Lane, other than number 2 which had been extended already by previous and existing owners. Further development was not supported. He was concerned about loss of daylight/sunlight and the potential traffic increases associated with a 6 bedroom house on top of the increasing farm traffic.

Mrs Reidy of 1 Church Lane expressed concern over loss of sunlight/daylight and the impacts on her study/conservatory in particular. She felt the proposal was detrimental to the appearance of the street and constituted overdevelopment.

Mr and Mrs Cain of 3 Church Lane reinforced these concerns, highlighting the impact on daylight/sunlight on their bedroom and kitchen in particular. They noted that tight controls had originally been placed on the size and appearance of buildings in Church Lane to preserve the character of the street, and this further extension would be contrary to this intention. It was noted that substantial development had already occurred on this plot, and further development would be oppressive and of great detriment to not only their own living conditions but to the street as a whole

Mr Alcock noted his primary concern was one of overdevelopment, the property would be simply too large and obtrusive for its plot and the street. The Chairman noted that the Chairman of the Parish Council, Mr Rush, had also expressed concern via email over the impact on the street scene and on neighbours.

The Committee in discussion concluded that the impact on the amenity of neighbours would be unacceptable. It would be intrusive, overbearing and damaging to the general uniformity, and well proportioned buildings on Church Lane. There was also concern about the setting of the nearby Grade II* listed church of St Mary and the likelihood of inconsiderate parking by future residents (given the parking available did not match a 6 bedroom house).

Decision: Object

6. **DC/15/3067/FUL** Witnesham Nursing Home – single storey flat green roofed extension. [Late application]

The chairman explained the plans had been received 09/08/2015 and thus the fact that the Committee would consider this application today had not been specifically advertised.

The Chairman noted that the application was very similar to one consented in 2012, which had according to the previous Chairman, Mr Lightfoot, received considerable comment locally.

In view of the above, it was considered that the Planning Committee would defer the consideration of the application until its next meeting to ensure that there had been time to receive any views from the village before coming to a decision.

Decision: Deferred

7. AOB

The Chairman suggested the Planning Committee reconvene on 17th August at 19:15pm to consider application DC/15/3067/FUL. The Clerk to check availability

The Chairman had approached SCDC in regards to a presentation regarding neighbourhood planning, but was yet to receive a response.

The Chairman had approach SCC in regards to who to direct SCC matters to when Cllr Belfied was unavailable.