

**MINUTES OF KERSEY PARISH COUNCIL ORDINARY MEETING HELD ON
MONDAY 8 APRIL 2019 IN KERSEY VILLAGE HALL IMMEDIATELY
FOLLOWING THE ANNUAL PARISH ASSEMBLY AT 9.25 PM**

PRESENT

John Hume – Chair, Penny Calnan, Giles Hollingworth, Yvonne Martin, Andrew Rogers, 33 members of the public and the Clerk – Sarah Partridge.

52/19 APOLOGIES – Apologies for absence were received and accepted from Stuart McQuaker and Kevin Pratt.

53/19 ACCEPT MEMBERS' DECLARATIONS OF INTEREST – None.

54/19 CONSIDER ANY DISPENSATION REQUESTS FOR PECUNIARY INTERESTS RECEIVED FROM COUNCILLORS – None received.

The Chair set out the format the Parish Council follows for discussing and considering planning applications. The applicant will be given 3 minutes to make a presentation. The Chair will then open the meeting to the public and invite their comments. A member of the public may speak once for a maximum of 3 minutes. The Chair reminded everyone that although planning can be a contentious subject those present should be polite, act in a calm manner and be respectful of other speakers. The Parish Council is a consultee to provide their local knowledge, Councillors are not expected to be experts in planning law.

55/19 PLANNING APPLICATIONS

a) Progress

DC/19/00594 - Little Manor, Church Hill, Kersey, Ipswich Suffolk IP7 6DZ

Proposal: Notification of Works to Trees in a Conservation Area - Removal of two Ash trees in an internal hedge, Removal of one Ash tree in overcrowded group and removal of a branch overhanging boundary. Babergh confirmed on 8 March 19 that the tree works may now be carried out.

b) Planning applications to consider

DC/19/01061 - Three Stones, Uplands, Kersey, Ipswich Suffolk IP7 6EU

Proposal: Householder Planning Application - Erection of a cartlodge with an internal garden store. Babergh consulted the Parish Council regarding this application in March, due to the date of this meeting the Clerk secured written confirmation that the Parish Council could make their response on 9 April. On 3 April the Parish Council received the decision notice from Babergh, granting permission for this application. This application is identical to a previous application which was approved in 2014 for a detached garage and store but which had lapsed. The Clerk had already contacted Babergh to make an initial complaint that the decision was made before the Parish Council had responded.

Councillors were not happy with the way Babergh had acted. It was agreed the Clerk would write a formal letter of complaint from the Parish Council and ask for assurances that this situation will not be repeated.

DC/19/01295 Linton House, The Street, Kersey, Ipswich Suffolk IP7 6DY

Proposal: Planning Application. Erection of 1no. single storey two bed dwelling, improvements to vehicular access and alterations to frontage wall following demolition of existing structures in association with Listed Building Consent DC/18/05586

The family representative for the applicants set out the details of the application. She explained that they are very aware the proposed location is sensitive and following the refusal of an earlier application on a similar site they feel they have addressed the objections and concerns raised. English Heritage, as a consultee for the application, has responded giving their recommendation that they have no objection to the application on heritage grounds and there is no harm to significance of the Conservation Area to merit objection. She is concerned by the objections, sent to Babergh, from members of the public regarding this new proposal concerning privacy and residential amenity. No neighbouring properties will be overlooked by this proposed new single storey dwelling, views will be retained and amenity will be unchanged. There are no suitable alternative properties available in the Parish.

The Chair reminded those present that when considering planning applications, the Parish Council will take into account material considerations such as previous decisions of the Council or Planning Authorities on the same site or similar; design, appearance and layout; effects on amenity, loss of light, overshadowing, loss of privacy, noise or smell nuisance; impact on trees and wildlife; listed buildings and heritage matters; highway safety and parking; planning policy - Babergh Local Plan and National Planning Policy. The Parish Council will not take into account non-material matters such as the effect on property values; loss of view; noise and disruption during construction; the applicant and land ownership; covenants or other private property rights; motivation behind an application; matters covered by other legislation. The Chair opened the meeting to the floor to receive comments from those present. Objections were received from six people present. Their objections were regarding:

- The harm to the setting of listed buildings and the Conservation Area.
- That this proposal would be back-land development and the damage this would have on the historic linear structure of the village.
- The unwanted precedent this new development would set.
- Concerns about the impact of this proposal on the walnut tree in the neighbouring garden.
- Loss of amenity.
- The increase in traffic and vehicle movements on the site. It was noted that SCC Highways had recommended refusal of this application.
- Concerns about boundary changes within the existing site of Linton House.
- The existing buildings on the proposed plot are just sheds.

There were some points raised which were not material and these were discounted. It was commented that the existing garages, as shown on the plans, are and have been garages for many years.

1 member of the public gave their apologies and left the meeting.

The applicant's representative was given the opportunity to respond to the comments made. She said that the proposal would not change any of the garden to the rear of Linton House. There are no plans to change the existing garages and sheds on the boundary behind Linton House. The proposed boundary change is indicated on the plans and shows a small garden to the rear of the proposed dwelling. They were contesting the Highways response since there were some inaccuracies quoted. She also commented that there is less traffic in Kersey now than 30 years ago. All the properties in The Street have similar accesses and all drivers take care when leaving their drives. Every planning application is considered on its own merits so there should be no concern about precedent. The proposed single storey dwelling would be located on the footprint of existing buildings. It will not overlook neighbouring properties and it will be double glazed.

Earlier in the day the Parish Council had carried out a site visit, looking at the proposed site and visiting neighbouring properties. Councillors discussed the application. They had concerns about the heritage impacts of this proposal. It was considered to be back-land development which would change the linear character of the beautiful, historic village and precedent was a serious concern. There were also concerns about boundary changes within the site of Linton House.

1 member of the public left the meeting.

One Councillor felt that the proposal would not harm the important heritage of the listed buildings or the Conservation Area, as also stated by English Heritage. It was not a dominating proposal and it would not be seen from The Street or other locations, such as from The Church. If the conditions suggested by English Heritage were included in any permission this would ensure that appropriate building materials were used so the proposed dwelling would blend in and improve the existing site. Every application should be considered on its own merits so precedent should not be a concern.

Another Councillor felt this proposal was contrary to the Local Plan and National Planning Policy. It was considered to be harmful to the listed buildings and Conservation Area and residential amenity would be affected. The existing outbuildings some considered to be just messy sheds and not buildings. It was felt that precedent was an important consideration and the planning mistakes of the past must not be repeated. This proposal is for back-land development which would be harmful to the Conservation Area.

Following a vote, it was resolved by a majority decision to object to this planning application for the above reasons.

56/19 ANY OTHER BUSINESS

The two Councillors present who were retiring at the election on 2 May sent their best wishes to the new Parish Council which will be formed following the contested election on 2 May. A Councillor raised again the concern of large lorries driving through Wickerstreet Green. Residents in the area will be monitoring traffic movements during the next few months.

There being no further business the meeting closed at 10.20pm.

There are no pages appended to these minutes.