

Bredfield Parish Council

Minutes of the Meeting of Bredfield Parish Council held at the Village Hall

on 20th February 2024

Parish Councillors present: Nik Bestow; Vince Buckman; Hilary Harker; Anne Henderson, David Hepper, Tony Richardson, Lynn Taylor, There were two members of the public present.

1/200224 Apologies and approvals of absence

There were no apologies.

2/200224 Declarations of Interest and Requests for Dispensation

There were no declarations of interest.

3/200224 Consideration of a planning application:

DC/24/0330/FUL: Proposed two storey side extension, single storey rear extension, raise existing roof to form first floor accommodation and internal alterations - Tojanti, Woodbridge Road, Bredfield

A neighbouring resident was concerned about the size of the proposed extension, loss of light, proximity and windows overlooking their property. They will be submitting an objection to this application.

Following discussion, the Clerk will submit comments from the PC as follows:

- We do not support the application as we have concerns over the size of the proposed development, as it has the potential to affect the neighbouring property to the north of the site, which is a low-rise bungalow.
- The proposal would seem to challenge Local Plan Policy SCLP11.2: Residential Amenity, which stresses that Council must have regard to the following - privacy/overlooking and access to daylight and sunlight as well as the physical relationship with neighbouring properties.
- Consideration should also be given to Bredfield Neighbourhood Plan Policy BDP.12, which indicated that priority should be given to smaller houses, to attract younger people or those downsizing – replacing a modest 3-bed bungalow with a very large 5-bed house is not in sympathy with this policy.

4/200224 Correspondence and urgent matters to be brought to the attention of the Parish Council

Councillors had been investigating issues with drainage on the BJMO and more flooding at The Shingles. Chapel Homes, who built Woods Meadow, were arranging for Dream Drains to survey the pipework which is on this development. Cllr Buckman had arranged for three contractors to quote for works at the entrance to the BJMO. Following discussion, it was unanimously agreed that investigation and new pipework should be carried out sooner rather than later and the cost, in the region of £810.00, was also approved. This will be funded from CIL monies which covers 'infrastructure improvements for flooding'.

Cllr Bestow confirmed that ongoing investigation work was continuing regarding Caters Road flooding issues.

Emails had been received from a resident at The Shingles regarding the flooding and this would be discussed at the next meeting when Dream Drains had investigated and the BJMO works carried out.

There being no further business the meeting closed at 18.41.