

Bredfield Parish Council

Minutes of the Bredfield Parish Council meeting held on November 26, 2018 in St Andrew's Church Room at 7.00pm.

Parish Councillors David Hepper, David Leyland, Anne Henderson, Tony Richardson, Geoff Spain, Vince Buckman and Stewart Belfield were present. Four members of the public and Cllr Tony Fryatt were also present.

1/261118: Apologies and Approvals of Absence

None

2/261118: Declarations of Interest and Requests for Dispensation

None

3/261118: Approval of the Minutes of the Parish Council Meeting on September 24, 2018

The Minutes were approved

4/261118: Members of the public are invited to give their views and question the Parish Council on issues on the agenda. Reports may be received from the District and County Councillors

Cllr Vickery had not sent a report; Cllr Fryatt's written report is published in full with these minutes.

It was noted that Ufford Road repairs had been completed in a single day. It was also mentioned, in relation to the two planning applications at Cireanin, that there are drainage problems and also severe difficulties with vehicle access.

A new round of consultation on Sizewell C will start in January and Cllr Hepper will attend relevant meetings.

5/261118: To consider updates on current planning applications, including:

18/4389 Cireanin, Woodbridge Road – proposed alternations and extension to existing single storey dwelling together with new garage.

18/4491 Cireanin, Woodbridge Road – proposed residential development of 4 bungalows and associated garages. **After discussion of both applications it was agreed to comment as follows:**

18/4380

The Parish Council opposes the development as it would contravene Local Plan DM.21 and would also seem to be an enabling development for a separate application (18/4491). The Parish Council would suggest that both applications should be considered together as they are clearly dependant on each other.

The submitted development, moving the garage to the rear coupled with an odd 'one-sided'

development would mean the re-alignment of the bungalow, to make the dwelling sit at 90 degrees to the road. This would set it apart from the neighbouring houses, altering the character of the road. Such an alteration would seem to breach DM.21.

This repositioning is clearly a device to allow access to the large garden at the rear of the property, and is therefore an Enabling Development, to allow the second application (18/4491) to proceed.

Such development is normally considered to be harmful, unless it can be shown that the resulting benefits outweigh any adverse effects, but the Parish Council cannot see that any such benefits will materialise; certainly none have been suggested.

18/4491

The Parish Council opposes this application as it would conflict with Policies SP15, SP29, DM3, DM21 and DM22 of the current Local Plan and is contrary to the NPPF, and fails to adhere to guidance documents.

The proposal is outside the Physical Limit Boundary of the settlement, and as such is contrary to Policies SP29 and DM3 of the Suffolk Coastal Local Plan (2013).

It would represent an out of character form of backland development centred on what is at present a residential garden. This would be contrary to policies DM3, DM21 and SP15.

It would contravene the NPPF paragraphs 70 and 122(d). Paragraph 70 of the NPPF indicates that planning policies should “resist inappropriate development of residential gardens” and also paragraph 122(d) of the NPPF which stresses that planning decisions must take into consideration the “desirability of maintaining an area’s prevailing character and setting (including residential gardens)”.

A fundamental requirement for successful backland development is for the plot to be of sufficient depth to accommodate new housing in a way which provides a quality residential environment for new and existing residents. This has not been achieved with this application, which represents a significant overdevelopment of a small plot which would have a significant detrimental effect on adjoining properties. The proposed cramped layout would conflict with DM21.

It would contravene DM22 (b) and DM22 (c) by failing to provide proper provision for vehicular access. The access, as a Minor Access Road, should ideally conform to the standards noted in Suffolk Design Guide for Residential Areas which states that such roads must have a minimum width of 5.5 metres but may be reduced to 4.8m where no frontage development is present. Suffolk Guidance for Parking (Nov.2015) states that layout designs must demonstrate that street widths are sufficient to accommodate on-street parking within the design. and should be designed with emergency access in mind, which would also reduce problems associated with deliveries, removals and refuse collection. The access road width, apparently less than 4 metres, is inadequate.

Further, unallocated visitor parking should be provided in a clearly separate group to avoid the potential for residents ‘adopting’ spaces near to their properties. We cannot see that these measures have been complied with and as such would fail to meet the standards recommended by the Guidance and contravene DM21 and DM22.

It is noted that the First Draft Local Plan (July 2018) contains a draft policy (SCLP5.7) which would allow some residential development within existing gardens, but only where it would not harm the character of the area and is well designed in relation to curtilage, parking and access. The Parish

Council would suggest that the points outlined above would indicate that this proposal did not meet these standards.

The Parish Council is currently compiling a Neighbourhood Development Plan, for which the first Consultation has recently been completed, and draft policies contained in this stress that any new development should reflect the open character of the village, which this development does not.

We are also concerned over the lack of attention to potential difficulties with drainage: the site is on an incline, with water naturally draining down to the stream a few metres to the South of the site. During inclement weather, excess rain water not only runs along the kerb but into the driveways of the houses in Woodbridge Road (hence the line of sandbags on the driveway of a neighbouring house). The Parish Council would have expected a Hydrology Report to have accompanied the plans to outline how this problem would be dealt with.

The Parish Council would also wish that it be noted that it has received complaints from neighbours, that preliminary work has already started on the site, with existing mature trees and hedges being removed prior to this application, thereby removing various wildlife habitats & disrupting privacy along existing properties.

NB Since the date of the meeting application 4491 has been refused. Application 4380 is still pending

18/3474 Wyndways, Dallinghoo Road - removal of existing dwelling and erection of new dwelling on same location. **Permitted, and noted as such**

6/261118: Progress Reports and Outstanding Action Points

- 1. Access to the A12 from Bredfield, following Highways meeting on June 11**
- 2. Provision of high-speed broadband**
- 3. Repairs to the War Memorial and the Village Pump**

Cllr Robin Vickery was not present at the meeting and no feedback has been received from Highways since the meeting in June. It was agreed the Clerk will ask for an update as soon as possible.

The Clerk will also ask Cllr Vickery for an update on broadband provision for both ends of the village, and the issue will also be taken up by Cllr Fryatt.

Three builders who have been approached about the war memorial have so far failed to quote prices; one has raised new questions about the structural integrity of the memorial itself rather than the base. A new possibility has now emerged with a builder familiar with the village and known to the PCCC. Cllr Hepper will pursue. Decorators have so far failed to respond to requests for quotes for the pump and further efforts will be made in early 2019.

7/261118: To receive an update on the Meadow and Orchard

The October juicing day was successful though attendance was a little down on the previous occasion. An incident of fly-tipping has been reported to East Suffolk. Topping is due and the mower is being serviced.

8/261118: To receive a report on the Bredfield Neighbourhood Plan

The current consultation phase has been completed. One site has been withdrawn by its owner and it is not yet clear whether a suggested replacement will require further consultation.

9/261118: Financial report, including any payments due, appointment of auditors for 2017/18 and consideration of the 2019/20 budget

A bank reconciliation was presented showing a balance of £13,936.18. Payments were made as follows: £8.60 (cheque 666) to HMRC for PAYE; £60.00 (cheque 667) to CAS for web hosting, £257.09 (668) to Norse for waste disposal, and £259.23 (669) to Rod Caird for Clerk pay.

A petty cash account, arising from money donated at a meadow event, is held and contains £18.

The sum of £2,000 is held pending refurbishment of the village pump. An amount is also committed to the war memorial work.

It was agreed to review the annual running cost of the Meadow in order to make sure both the Parish Council and the Meadow committee are clear and comfortable about the way forward.

All payments were made under the General Power of Competence conferred by the Localism Act 2011 sections 1-8, and, in the case of the meadow, the Local Government (Miscellaneous Provisions) Act 1976, s.19.

The budget for 2019/20 was approved and the precept for the year was set at £5,502.83.

10/261118: Correspondence and urgent matters to be brought to the attention of the Parish Council

None at this time.

The next meeting will be held on Monday January 28, 2019 at 7.00pm in the Church Room.