

BRANDESTON PARISH COUNCIL

The Minute of the meeting held on Monday 15th November 2021 at 7.30pm, in Brandeston Village Hall.

Present: *Councillors B Baker, P Baker, Fletcher, Locke, Summers (in the Chair), Williams, ES Cllr Freeman, Clerk Catherine Bacon and two members of the public.*

8/21-22/1 The Chairman welcomed Councillors and the member of the public to the meeting.

8/21-22/2 Apologies for absence was received from Cllr Bange (work). **It was resolved that these were accepted.**

8/21-22/3 There were no declarations of interest.

8/21-22/4 East Suffolk Cllr Freeman reported that the funding towards bark chippings and rubber matting is looking positive and is in the system.

8/21-22/5 **It was resolved that the Chairman should sign the Minutes** of the Meeting held on 8th November 2021 as a true and accurate record.

8/21-22/6 Finance

- a) Payment of Norse invoice 010490 (£174.65 +34.93VAT) for installation of 25l Fido bin at Mill Lane was authorise.

8/21-22/7 Planning

- a) **DC/21/4866/TCA, T1 Leylandii - 45ft tall is to be felled to ground level as this tree has out grown its location and is leaning toward the property which is less than 15ft from the base of the tree, the branches are now 6ft from the property on a calm day but in high winds do touch the roof line. 18 Low Street, Brandeston, IP13 7AN**
It was resolved to support application DC/21/4866/TCA.

- b) **DC/21/4934/FUL - Proposed dwelling, with use of existing vehicular access. Conversion of part retained former agricultural building currently approved to be used ancillary to existing dwelling. Revised proposal. Red House Barn, The Street, Brandeston, Woodbridge, Suffolk, IP13 7AB**

At the request of the recently appointed parish Cllr B Baker the Chair summarised the planning history for Red House Barn, stressing that each application must be considered on its own merits. (Cllr B Baker stated that he was new and had previously had little involvement in planning matters.)

Having previously declined the opportunity to speak during the Public Forum, the applicant interrupted the meeting to question the facts/timeline of events, another parishioner present interrupted and challenged the applicant and corrected them. The Chair stated that all is recorded/evidenced on the ESC portal.

Cllr Fletcher noted that the questions previously raised by ESC have been answered however, neither ESC nor the applicant have provided details of the planning Policy or Guidelines to support the application, Cllr Fletcher proposed that the PC should submit the same response as given to the previous application. Cllrs Williams and Fletcher both agreed that the application is similar to the previous submitted.

The Chair stated that the Clerk had written to ESC in August 2021 to request signposting to planning Policy and Guidelines to support such an application, no response has been received. The Clerk will chase ESC Planning department for a response.

Cllr B Baker asked if the application is similar to the Hill House application (8/21-22/7c) which was supported by the PC when previously submitted in January 2019, and subsequently withdrawn by the applicant. The Chair responded that each planning application needs to be looked at individually on its own merits and that the parish councillors would consider the most recent Hill House application as the next item on the agenda. And that reference would be made to the planning Policy and Guidelines to ensure consistency in approach.

Cllr B Baker sought clarification that the parish council are considering the application on its own merits, without regard to the history. The Chair responded that planning applications are decided upon the planning Policy and Guidelines which are in place when the application is made, that planning Policy and Guidelines are evolving and changing and will continue to do so. The general consensus is that the PC believe that the building in question is not currently covered by planning Policy (amongst other reasons this building it is not of an age, design or appearance which is worthy of retention etc.). The Chair clarified for the benefit of the parish councillors and the applicant present that if ESC can establish that there is planning Policy and /or Guidelines to support the application, ESC will refer to them when making their decision.

The Chair explained that the parish council submit their resolutions to 'support' or 'object' to planning applications together with their comments. And that if an 'objection' is made the application is sent to a senior planning officer / planning committee for consideration. It is not the Parish Council who ultimately permits or refuses planning applications.

DC/21/4934/FUL - Proposed dwelling, with use of existing vehicular access. Conversion of part retained former agricultural building currently approved to be used ancillary to existing dwelling. Revised proposal. Red House Barn, The Street, Brandeston, Woodbridge, Suffolk, IP13 7AB

It was resolved to object to planning application DC/21/4934/FUL.

Brandeston Parish Council object to the application to a 'new dwelling' in 'open countryside' on the basis of the following material reasons:

1. The application seeks consent for a new residential dwelling house in the open countryside, seeking extension of development outside of the village settlement, the applicant offers no reference to Policy which might support such development.
2. The 'Design & Access' statement does not identify any planning Policy/Guidelines to support this application, no planning Policy/Guidelines have been identified to support the building of a new dwelling in open countryside.
3. The existing building is not of an age, design or appearance which is worthy of retention, nor does it positively contribute to the setting within the countryside/landscape. The building detracts from the nearby barn and impacts upon the setting of the Red House, conservation of the building does not enhance the immediate setting.
4. The property forms a key part to the gateway of the village, preservation of this gateway is key to the nature and environmental setting of Brandeston village. The Red House Barn, the Annexe and the footprint of the associated ancillary annexe (with permission for use as a swimming pool) should be retained as a single planning unit in order to protect the setting of the Red House, setting within the landscape and the gateway to an historic village and its Conservation Area.

5. There is no Landscape Assessment submitted with this application and no evidence that retention of the building will make any positive landscape contribution.
6. Impacts on the preservation of the conservation area, the Red House Barn makes a positive contribution to the character and appearance of the Conservation Area. The boundary extends to include this site, as it forms part of the historic village, and the Conservation Area.*
7. The building in question has not been in agricultural use since before August 2005, and has since been used ancillary to the domestic occupation of Red House Barn, there are no planning Policies or Guidelines to support its conversion for residential use. Development of the existing structure is not a 'Permitted Development'.
8. Reference to the Conservation response 4th December 2020 – Robert Scrimgeour ESC.*
(Composed at the time regarding the proposed access road to the same site – subsequently refused.)
'The barn dwelling falls within the Brandeston Conservation Area, although the ancillary site falls outside but is immediately abutting. The site of the proposed access road lies within the immediate setting of this part of the Conservation Area to its west – see extract below from our adopted appraisal (2012) (north upwards):

Please note that the Red House Barn is identified in the appraisal as an unlisted building that makes a positive contribution to the character and appearance of the Conservation Area. It is also noteworthy that the boundary clearly extends to include this site, as it forms part of the historic village. Indeed, the Conservation Area.'

c) DC/21/5012/FUL - Change of use of existing former farm buildings to form 2no. new residential properties for the existing owners' use. Hillhouse Farm, Mutton Lane, Brandeston, Suffolk, IP13 7AR

Cllr Fletcher stated that there was a previous application to the property in January 2019 that the Parish Council approved but was subsequently withdrawn. The Chair stated the need to consider this application on its own merits. Interruptions from the public were made regarding the need for additional housing provision in ESC. Cllr Fletcher stated that there are significant alterations to the building and it is a large dominant building in comparison to the farmhouse.

Cllr Locke also questioned the size of the buildings submitted in the plans.

The Chair referred back to the DS as an aid, to inform the parish councillors that the very modern infill over the entire barn courtyard was to be removed leaving the u-shaped barn buildings.

The ESC Policy and Guidance notes referred to in the Design Statement (DS) were read out with a focus on each point:

The conversion of buildings in the countryside for residential use will be permitted where:

- a) The building is redundant;*
- b) The building provides a positive contribution to the landscape;*
- c) The conversion does not require significant alteration;*
- d) The design maintains or enhances the structure, form and character of the rural building;*
- e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;*
- f) Any impacts on the natural environment are adequately mitigated for;*
- g) The conversion enhances the immediate setting of the area;*
- h) The site is served by an appropriate existing access.*

Cllr Fletcher noted that the barn much of the internal structure of the main barn is modern/new timbers and that the roof has been lowered., there appears to be little of the original left. Cllr B Baker noted that the original brickwork that would need maintaining. Cllr B Baker raised the Public Footpath that goes past the site. The development will see an increase in traffic, the walk currently being a quiet countryside route. The public right of way must be retained.

Cllr Summers questioned the historic significance of the buildings in terms of the age, character and design, and wanted to know if anyone had been successful in finding the historic listing register referred to in the DS, listing the barns as of historic interest; Cllr Fletcher stated that it is not listed but can be found on old maps online.

Cllr Fletcher raised the issue water access in case of fire. The nearest fire hydrant is 1600ft away, so sprinklers will still be required – something that will only work if there is sufficient water pressure. This was a consideration on the previous application and a reason for the withdrawal. Cllr Fletcher believes it is a planning issue. The Chair stated she understood that this would be covered by other departments similar to Highways issues.

After extensive discussion, and specific consideration given to each of the Policies-

It was resolved to support application DC/21/5012/FUL - Change of use of existing former farm buildings to form 2no. new residential properties for the existing owners' use. Hillhouse Farm, Mutton Lane, Brandeston, Suffolk, IP13 7AR subject to the following conditions:

- i. The District Council Conservation Officer confirming that the buildings proposed for conversion are worthy of retention, in reliance of their unique character, design and quality, in order to satisfy the Policy requirements. The historic assessment appears to focus on the history of Hill Farm but fails to adequately confirm that the buildings as now existing are sufficiently representative of this.
- ii. If planning permission is consented, it is Conditioned with a requirement to provide and agree in writing a Construction Management Plan to control construction traffic to and from the application site with particular regard to impact of the residents on Mutton Lane during the period of works.
- iii. The preservation and access to Public Rights of way.

8/21-22/8 Date of next PC Meeting, Monday December 13th 2021 at 7,30pm, Brandeston Village Hall.