

BRANDESTON PARISH COUNCIL

The Minute of a Council meeting held on Tuesday 11th February 2020 at 7.30pm in the Committee Room of the Village Hall.

Present: Councillors Fletcher, M Mitson-Woods (in the Chair), R Mitson-Woods.c Additionally, Catherine Bacon, Clerk and four members of the public including Pauline Locke.

12/1920/1 Welcome from the Chairman

The chairman welcomed Councillors and members of the public to the meeting.

12/1920/2 Apologies for absence received from Councillors Summers (personal), Baker (personal) and Williams (work) approved and accepted.

12/1920/3 It was resolved that the Chairman should sign the Minute of the Meeting held on 14th January 2020 as a true and accurate record.

12/1920/4 There were no declarations of interest

12/1920/5 Public Forum

12/1920/6 Pauline Locke was co-opted to the council uncontested. After signing the Declaration of Office the Chairman informed Pauline that she had the same status on the Council as any elected member.

12/1920/7 Mary Kettley, Alistair Chapman and Helen/David Fletcher have been appointed trustees of the Mary Revett Trust. They will now undertake the five actions advised by the legal advisor. **It was resolved that they give an update at the Annual Parish Meeting.**

12/1920/8 Planning Applications DC/20/0295 & DC/20/0297/VOC

The basis of the refusal are as follows:

- There are inaccuracies with architectural drawings which Brandeston Parish Council believe are a fundamental failing in the planning application:
 - The floor levels would indicate the need for steps and stairways which are not shown.
 - The red line indicating the boundary of the curtilage encompasses land not owned by the applicant, Mr Ruffles. This issue is raised not only by Brandeston Parish Council but also residents of the village.
- Reassurances are required regarding the safe removal and disposal of asbestos.
- Brandeston Parish Council requests that the East Suffolk Coastal Enforcement Officer implements Condition 6 to the 2012 planning permission C12/0736 requiring that the mono-pitch cattle building is demolished upon first occupation of the replica barn (the subsequent planning permissions to vary Condition 6 having not been implemented and have now lapsed.)
- Brandeston Parish Council objects to the conversion of the mono-pitch cattle building and extension of the same to form indoor swimming pool, store room, stables as the scale and form of the mono-pitch building gives rise to unnecessary impact upon the setting of the replica barn, the adjoining Red House, the gateway to the village and the wider countryside.

These elements of residential paraphernalia could be better provided with individual structures specific to their purpose, in a form subservient and complimentary to the replica barn.

- Brandeston Parish Council objects to the proposed extension to the residential curtilage as the proposed area does not relate well to the existing curtilage (and merely seeks to encompass an area of land upon which the mono-pitch building stands and otherwise protrudes into open countryside).

Notes setting out thought process:

- Condition 6 to C12/0736 - applied to planning permission for a replica barn frame, as the original barn frame was lost (destroyed). The planning permission gave consideration to protecting the 'feel of the gateway' to the village whilst respecting the heritage. The pay-off for this permission was for the clearance of the utilitarian mono-pitch cattle building on first occupation of the replica barn, this should be respected. (And also prevent any other future frivolous applications in this form being made.) The mono-pitch building has not been in agricultural use.
- The replica barn is in occupation, the mono-pitch cattle barn has not been demolished and cleared, and subsequent intermediary permissions to convert and retain part of the mono-pitch building have not been implemented and have now lapsed. Therefore Condition 6 to demolish the building should be implemented immediately as the replica has been in occupation for some while. The Brandeston Parish Council should seek East Suffolk Coastal to enforce Condition 6, the demolition and clearance of the mono-pitch cattle building.
- The application to create a pool, stores and stables does not justify retention of an ugly and inappropriate structure (designed for cattle and has not been used as a farm building for many years) which is much larger in scale and height than would otherwise be necessary for the provision of these 'residential type' facilities. The mono-pitch should be cleared and separate applications made for independent structures for each of the following; a pool, store room and stables. As separate structures these buildings will have less impact on the replica barn, the Red House, the gateway to the village and the wider countryside, they will follow traditional form and scale.
- The proposed extension to the residential curtilage does not relate well to the existing residential area.
- A replica barn of this scale (in residential use) merits additional facilities such as a store room, stables and pool. Support may be forthcoming for a new application for individual structures within an appropriate curtilage area and in a scale, form and design that both compliment and are subservient to the setting of the replica barn, Red House, the gateway to the village and the wider countryside.

It was resolved that the Council recommended DC/20/0295 & DC/20/0297/VOC, Brandeston be refused.

12/1920/9 Date of the next meeting 10th March 2020, 7.30pm, Brandeston Village Hall.