

BRANDESTON PARISH COUNCIL

The Minutes of the meeting held on Monday 17th October 2022 at 7.30pm, in Brandeston Village Hall.

In attendance: Rachel Summers (Chair), David Fletcher, Brendan Baker, Pauline Locke and Steve Williams

Apologies: Scott Bange, Paul Baker

There were 10 members of public in attendance

7/22 -23/1 The Chair opened the meeting by welcoming the members of the public

7/22-23/2 Apologies were received and accepted from Councillors Bange and Paul Baker

7/22-23/3. There were no declarations of interest

7/22-23/4 A member of the public/the applicant regarding planning application DC/22/1214/FUL asked to speak within the public forum and looked to address the 16 concerns outlined by the Parish Council in their objection to previous planning application DC/22/1214/FUL for two dwellings.

7/22-23/Planning - **Land to The Rear of Brandeston Queen The Street Brandeston Suffolk IP13 7AD**
Ref.No: DC/22/1214/FUL

Firstly, the Chair passed on the comment from ESC that the subject of ACV is not a material consideration, whilst the application to register the Queen as an ACV has been submitted, it is not relevant to have consideration for a potential registration. (If the Queen was a registered as an ACV, then this would then be a material consideration in planning terms.)

The Chair continued referring to the template below:

STEP 1 Any relevant Policies & Guidelines to support this proposal.

ESC has signposted the PC to look at:

SCLP 5.2 Housing Development in Small Villages

Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village;

Or

- b) Infill development (in accordance with Policy SCLP 5.7)

SCLP 5.7 Infill & Garden Development

Proposals for infill development or residential development within existing gardens will be supported where:

- a) The scale, design and materials would not result in harm to the street scene or the character of the area;
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
- c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;

- d) Existing and proposed dwellings have sufficient curtilage space; and
- e) The proposals are otherwise in accordance with the housing policies of the Local Plan.

But for having further consideration for points a-i below (and regard for the impact of the pub's future operational viability); ESC has suggested that in principle, when looked at in isolation, a residential plot probably fits within the criteria set down by SCLP 5.2 & 5.7. (The previous application for 2 dwellings would probably not have met these criteria.)

STEP 2 To have regard for the material considerations in relation to the proposal.

Firstly, the Chair reminded all present that the subject of ACV is not a material consideration, whilst the application to register the Queen as an ACV has been submitted, it is not relevant to have consideration for a potential registration. (If the Queen was a registered as an ACV, then this would then be a material consideration in planning terms.)

Secondly, the Chair advised that each parish councillor needed to come to their own fully informed and independent opinion, and consider each of the following material considerations:

- a) Conservation Area
- b) NDHA
- c) Green Open Space
- d) Access
- e) Scale, design & materials of the proposed dwelling
- f) Curtilage area
- g) Parking
- h) Landscaping
- i) The use of the Queen as a pub

The questions below should help establish as to whether each individual would support or object to the proposal.

The Chair again advised that ESC informed, that if the application was supported by the Parish Council it would be passed to the Planning Officer to make a final decision, using delegated powers. If the Parish Council objected to the application, then it would go to full Committee for consideration.

- a) Does the scale, design and materials cause harm to the street scene, the character of the conservation area?
- b) Does the proposed development; scale, design and materials in relation to adjacent properties, its proximity to the Queen, a NDHA, cause harm, less than substantial harm, or is it of neutral impact?
- c) Does the proposed development impinge on the amenity/enjoyment of the existing neighbouring properties / use of those properties? Both the residential and the pub use of the Queen.
- d) Does the landscaping mitigate any potential impacts or enhance the appearance of the site. Consider the existing properties, the proposed dwelling its curtilage, parking & access.

- e) Green open space; does the proposed development cause harm or less than substantial harm, or is of neutral impact to the Green open space, in terms of the Green open space being central to the village.

The Chair noted that ESC will have consideration for the use of the Queen as a pub:

ESC will have consideration for the on-going use of the Queen as a pub, and whether the land to the rear and the Green open space are key to helping to ensure the future economic viability of the pub (diversification, additional uses etc.

It is difficult (even without an ACV) to get change of use for pubs. Is the land likely to be required for genuine use for ancillary activities with the pub use, for genuine employment use, enabling the diversity of the pub's operations.

Reference was made to the Turks Head, Hasketon; the application for a number of dwellings was eventually granted planning permission, as an exception site, with monies allocated to invest in the Turks Head. (A success story.)

If the majority Support the application it will go through to the Planning Officer (Natalie Webb), to come to a final decision using delegated powers, the PC can make comment/conditions.

If the majority Object to the application, submitting reasons for objection & comments, the application will go to Committee for consideration and a final decision.

Councillor B Baker queried the 16 Comments raised to the previous application, and reminded the Parish Council that they had intended to return the comment that a single storey dwelling might get a more favourable response (in line with the HNS survey results) – raising the point that the original comments returned by the Parish Clerk had a typo. After some deliberation the Chair advised the PC to consider the application in-front of them and reiterated that ESC was likely to have viewed the previous application with two dwellings as too dense, too dominant in terms of impact on adjacent houses and traffic.

Consideration was then given to each of the issues above under SCLP 5.7 in terms of the proposal.

General consensus - it was considered there would be no harm to the street scene or the character of the area due to the proposed dwelling being hidden by the pub.

The proposed building is chalet style (1.5 storey high) and the height of the building could still possibly overlook adjacent residents. It was noted that at the time of the meeting no objections for the revised proposal had been received from residents of the adjacent properties, although they still had until 30th October 2022 to submit comments/objection/support. (The PC were verbally granted a few extra days extension to discuss the proposal, subsequently this was extended to 30th October 2022, as it had come to light that the neighbours had not been informed of the variation to the application.

Councillor Fletcher said he felt that the proposed materials for the roof were inappropriate for a conservation area and overall, he didn't like the metal roofing material against the backdrop of the NDHA Queen pub.

It was noted that there would be short term and long-term impacts during the construction of a dwelling.

Councillor Summers implored the vendors of the Queen to not restrict access to the pub for clients and key contractors and suppliers.

Councillor B Baker raised a possible issue of the boundary with Mutton Lane.

The proposed access to the property was raised as there was no specification within the proposal for the access track

The Chair asked the councillors if they wished to vote in turn publicly or have a sealed vote, the councillors opted to vote in public:

Councillor Williams stated that based on the above he was in favour of the proposal subject to resolving the issues with access and parking.

Councillor B Baker he was in approval noting that he had been in approval with the original application for two dwellings which he still considered to be the preferable option.

Councillor Locke confirmed her approval subject to the future preservation of the green space.

Councillor Fletcher objected on the basis that he felt it was the wrong solution for the land and that the materials indicated were not in keeping with a conservation area.

7/22-23/ Planning – Submission to ESC

Land to The Rear of Brandeston Queen, The Street, Brandeston Suffolk IP13 7AD

Ref.No: DC/22/1214/FUL

The Parish Council have concerns that the proposal conflicts with the retention of the pub (ACV application in progress) and it associated land for diversified activities, ancillary to the future economic viability of the pub. The ACV application includes this area of land to the rear of the Queen pub.

Considering the application in isolation, having regard for the relevant planning policy & guidelines, the Parish Council Support conditional upon satisfaction of the following:

1. retention of the Important Green Open Space within the conservation area. It is key to the street scene and central to Brandeston village;
2. the Parish Council supports the comments in the heritage report (Marianna Hall & Robert Scrimgeour) that the Important Green Space remains as green space, the Parish Council seek to ensure that this land is retained with the Queen pub and not included in any future residential curtilage;
3. no additional access to be formed off The Street, or across the Important Green Open Space (Heritage report (Marianna Hall & Robert Scrimgeour), to ensure that the Important Green Open Space is 'future proofed';
4. any access made or improved across the Important Green OpenSpace (to serve a new dwelling) is 'just less than green', the specification of this access or access improvements to be agreed in writing with the Conservation and Heritage Officers to ensure that it is and remains 'just less than green' (Heritage report (Marianna Hall & Robert Scrimgeour);
5. adequate conditions as to use of any residential access does not impact on the standard / routine operational activity of the Queen as a pub;

6. the design and siting of any new dwelling has proper regard to the operational activity of the Queen as a pub and does not fetter such use in the future;
7. a traffic management plan is provided to demonstrate that deliveries, services and customers to the Queen pub both during the pub's normal use and during delivery hours (usually outside of opening hours) can be properly accommodated;
8. a condition of the development that the Important Green Open Space is safe-guarded during construction and made good on completion of the works;
9. a construction management programme is agreed in writing and put in place to ensure safe access to, from, and across the pub carpark, to the overspill parking area on the Green Space for pedestrians, children and vehicles at all times. If limited access only is possible during the construction period to the overspill parking, other provisions to be agreed and made for this facility.

Date of next meeting - Monday 7th November 2022 at 7.30pm.