

**MINUTES OF THE BRUISYARD PARISH COUNCIL PLANNING MEETING 26TH
FEBRUARY 2020 7.30 PM IN THE VILLAGE HALL**

1. Attendance and apologies**Attendees**

Cllr Paul Church (Chair)
Cllr Anne Smith (RFO)
Cllr Thelma Barham
Cllr John McKee
Cllr Chris Smith

Apologies for absence

Cllr Jacqui Grimwood

Also in attendance

Maureen Philpot (Clerk)
7 Members of the public

2. To receive declarations of interest and to consider requests for dispensations

None received

3. To consider planning application no: DC/20/0489/FUL**Public Forum**

A member of the public (Mr Roger Ley) distributed his printed objections and also read them out to the meeting. His objections were headed: The proposed development is contrary to local planning policy, this proposal will impact on a listed building, this proposal will have an adverse effect on a site of architectural value, the proposal will set a precedent which will make it difficult to object to similar proposals, the design is not in context with the style of the local area, the proposed development will have a negative impact on the amenity of another property, local infrastructure is already overloaded, the proposal may cause traffic problems, the layout and density of the proposed building development is inappropriate, the cottages originally on the site were demolished approximately 60 years ago, the applicants wish to provide a home for their son whether or not their son finally lives in the house and there is a significant error on the part of the architect.

A majority of the public agreed with the above statement. Their main concern is the state of the approaching road which is very narrow and has agricultural vehicles constantly using it. The drains are a particular problem at the moment and the new building will have a further impact. The bank has been repaired but is still breaking up. This road is an official cycle route and this would be difficult with building traffic using it. The public also stated that they do not like the design of the building as it does not fit in with the rest of the village.

The parish council then considered their response to this planning application and decided to register their objection.

1) Policy SSP39 – White Cottage and its garden are in an ‘Area to be Protected from Development’ and the Parish Council endorsed this protection when consulted in 2010. The previous buildings on this site were demolished 65 years ago before the present protection order came into force and therefore there is not a justification for a replacement build. Also White Cottage is a grade 2 listed building and the proposed new residence would be very close.

2) Suggested House Requirements 210 – 227 for Bruisyard: Residential requirement – 0, completed – 2. Since this publication a further house has been built against the PC wishes as a garden development.

3) Policy DM7 c) states that the proposal be well related to adjacent properties and not designed in isolation. The Council strongly agreed that the design did not fit into the setting with the adjacent grade 2 listed building and the grade 1 listed Church at the bottom of the hill and the other period buildings in between, all but one over 150 years old.

4) Policy SSP38 – Bruisyard is in the Alde Valley and is therefore covered by this policy – where development is considered acceptable, landscape improvements should be included as an integral part of the development proposal. There will be no landscaping improvement and the development will be detrimental to the area.

5) Policy DM21 a) Design Aesthetics. The large blank white wall of the house with its flat roof on the South West elevation will be seen not only by the neighbouring house, Ford End, but also from the road. The property most affected by this proposal is Ford End as the South West elevation will be very visible, adversely affecting the outlook of this particular property.

6) There are known to be glow worms present on the roadside bank of the garden. There were concerns expressed that they would be adversely affected by the building process.

7) The proposers of this application have intimated that the new house will be for their son when his medical studies are completed (approximately 6 years time) enabling him to return to Suffolk. The Councillors agreed that this house would not fulfil his long-term housing needs if indeed he is able to move back to Suffolk for a job and therefore there is no justification to breach the SSP39 restriction to this site.

To classify, this proposal is rejected by the Parish Council for all of the above reasons.

Action: The clerk to submit the above statement to the East Suffolk Planning Department.

4. Questions to the Chair

There were no questions put to the Chair.

5. To confirm the date of the next meeting

The next Parish Council meeting will take place on Monday 9th March 2020 at 7.30 pm.

There being no further business the Chairman closed the meeting at 8.35 pm.

Maureen Philpot (Clerk)
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