

Brandeston Parish Council Meeting Minutes

**Meeting of Brandeston Parish Council
Tuesday 28 October 2014
Venue: Brandeston Village Hall**

Present:

Councillors:

D Risk (Chairman), K Churchill, W Elson, H Saxton, P Summers, S Thurlow

In attendance:

N Hayward (Minutes)

Parishioners:

A and L Nobbs

1 Apologies

P Fielder, M Hounsell.

2 Purpose of the meeting

To review the planning application for alterations and a single-storey extension to Bramble Cottage, 33 The Street, Brandeston, ref: DC/14/3135/LBC and DC/14/3134/FUL. This was covered by an initial open discussion, followed by the councillors' review and conclusions.

Subsequently, to review the proposed Local Plan and SHLAA sites for Brandeston.

3 DC/14/3135/LBC and DC/14/3134/FUL

Councillors expressed their dislike of the proposed design as it did not blend with the traditional building for which it was an extension, but accepted that it was driven by the demands of the Conservation Listings officer who required a distinctive and different appearance, and who had been consulted at length by the applicants. The roofline was intended to mimic those of Abbott's Cottage and The Oaks nearby.

The existing brick wall will remain, bisecting the new extension, becoming a feature within and having two doorways created (of which one is already approved). This will guarantee the continued existence of the wall which will be underpinned as necessary.

Metal window frames and vertical weatherboarding were stipulations by the Listings officer, the latter being natural ash finish.

'Flat' roof will have a slight incline and be covered with lead or zinc. Windows on the southern elevation have yet to be agreed with respect to size of panes.

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Privacy will be served by growing the existing young privet hedge to a height of 6`.

Following discussion, councillors approved the planning application with the following requests:

1. To ensure that the ridge height of the extension did not obscure the eaves of the thatch on the main building's East elevation as the dominant feature
2. The back door should be of suitable `cottage' form, such as a stable door, rather than the modern style implied on the plan
3. Flat roof above utility room to be covered in lead or zinc
4. Vertical boarding to be finished in natural ash
5. Consider reducing the width of glazing on the Southern elevation and splitting up the panes to match the opening doors on the East elevation

Draft letter accordingly to SCDC, and review with DR and PS.

ACTION NH

4 Local Plan and SHLAA Sites

SCDC is seeking the engagement of Brandeston Parish with its Local Plan and analysis of the SHLAA sites currently proposed. The Local Plan indicated minor changes proposed to the physical boundary to the village, which were considered mainly appropriate, but councillors would like to see the following areas included **to be protected from development** :

1. The Broadhurst
2. The triangle of grass opposite The Broadhurst where the village sign stands
3. The meadow to the East of The Broadhurst
4. The triangle of grass to the East of the meadow

The SCDC analysis of the suitability of the 3 sites for future development was agreed to be correct; ie sites 789 and 963 were considered unsuitable and the third in Mutton Lane was already approved for development.

PS to write letter confirming the Council's acceptance of the Local Plan with the above requests, and forward to DR for signature.

ACTION PS

Nick Hayward
29/10/2014