

BRANDESTON PARISH COUNCIL

Minutes of a Meeting of the Council held at the Village Hall on Tuesday 08 May 2012

Present

Councillors D Risk (Chairman) (DR), H Saxton (HR), K Churchill (KC), S Thurlow (ST), P Summers (PS) and W Elson (WE)

Parish Clerk and RFO, A M Hounsell

Mrs A Holland-Brown

Lord and Lady Cunliffe

Mr N Hayward

Mr D Fletcher

Mr M Ruffles (non resident, applicant of C12/0736)

1-1213/1 - Chairman's Welcome and Apologies for Absence

The Chairman welcomed Councillors and advised receipt of apologies for absence from Cllr J Fielder.

2-1213/1 - To Receive Councillors' Declaration of Interest in Agenda Items

ST declared interest in agenda item 4 (i)

3-1213/1 – To Consider the Council's Response to Planning Application C12/0736 (Red House Barn – Changes to previous approved application for replica barn)

The Chairman adjourned the meeting to permit open discussion as in the appended notes

The Chairman then reconvened the meeting.

The council commented as follows :-

ST stated that she was totally opposed to the temporary accommodation.

PS suggested that the council should think back to the previous approved application – the purpose of which was to retain the appearance of the old barn at the entrance to the village. The approval was to allow a replication for a residential consent. With regard to any need for temporary accommodation during building works, this could be adequately provided by the siting of a mobile home close to the consented building – and he suggested that the applicant should be encouraged to seek a time-limited consent for such use but only to be used in connection with the progression of the existing consented works. The granary as holiday use would provide additional accommodation at the outset. This would clutter the site and impact upon the setting and the village. PS stated that the addition of fenestration changes within this application was inappropriate and should be the subject of a separate application.

WE stated that he agreed with PS pointing out that what had originally been approval for a barn conversion being replaced by a new barn and now with further additions.

The council then voted to object unanimously to reject the application. However, the council would support an application for a licence for siting of a mobile home as temporary accommodation for a limited time. The clerk was instructed to advise SCDC as follows :-

1. The existing approved application for a new barn-style accommodation building on this site was consented in order to preserve the appearance of the site (with the new building replicating the original Suffolk barn and requiring the demolition of the newer farm buildings on the site prior to commencement of occupation). Permitted Development Rights were withdrawn to protect against any further development or alteration to the consented building. The earlier application sought the provision of a cart lodge type building ancillary to the use of the barn but this was refused/withdrawn. The new application offers no justification for the construction of a new annex building intended to provide business/holiday use within a conservation area and within the countryside. The annex would adversely impact the setting of Red House (adjacent) and it would detract from the setting of the consented building and the original appearance of the site. The construction of a new building in the countryside for residential use is not acceptable and there is no policy to support new build of this type.
2. Any need for temporary accommodation during building works could be adequately provided by the siting of a mobile home close to the consented building. The parish council considers that the applicant should be encouraged to seek a time-limited consent for such use. However, any such temporary accommodation permission should only be used in connection with the active progression of the existing consented works.
3. Any change to the approvals currently in place for this site should include all those conditions previously applicable. In particular, condition 11 requiring the construction of the site access to a specified standard should be implemented prior to any occupation

The parish council strongly requests that the application for the erection of a new building to provide temporary accommodation and the proposed construction of the annex building both be rejected. Any alteration to the fenestration of the main building should be addressed by way of a separate application.

4-1213/1 - Financial Matters

The Council agreed payment of £5.25 to Brandeston VH&RG for room hire for this meeting.

5-1213/1 - Correspondence

The clerk advised that he had received formal notification of the refusal by SCDC of previous application C12/0190 (New House at side garden, The Gables, Mill Lane).

6-1213/1 - Any other business as may be raised and accepted as appropriate by the Chairman under Standing Order 16

There was no discussion under this item.

7-1213/1- Date of Next Meeting

Date of the next meeting, as previously agreed, was confirmed as Tuesday, 22 May 2012 at 7.00 pm

The meeting closed at 9.15 pm

NOTES OF DISCUSSIONS

Mr Ruffles advised that the caravan now on site has been hired and is intended for three months of use. He stated that there had been a number of thefts and full-time presence on site would reduce future risks of this continuing. It was pointed out that such positioning of caravan was only permitted for 28 days in the absence of formal consent from the local authority.

Mrs Holland-Brown pointed out that the caravan is positioned outside the village envelope and reminded Mr Ruffles that his existing consent was for a REPLICA barn – he appeared unaware of these points. Mrs Holland Brown also pointed out that the barn has been moved into a position on the footpath, which is not permitted.

PS stated that the annex would adversely affect the setting of Red House (adjacent) and would detract from the setting of the consented building and the original appearance of the site. The construction of a new building in the countryside for residential use is not acceptable and there is no policy to support new build of this type. The garage building in this application would appear to be an attempt to resurrect the building of further garages which were included in the application for the replica barn but were refused/withdrawn

The meeting noted the completely incorrect statement in the application that the annex building cannot be seen from the footpath.

PS asked Mr Ruffles of the reasoning behind the changes to windows. Mr Ruffles stated that they are only on south side of the building.