

# BRANDESTON PARISH COUNCIL

Minutes of a Meeting of the Council held at the Village Hall on Tuesday 14 February 2012

## **Present**

Councillors D Risk (Chairman) (DR), H Saxton (HS), S Thurlow (ST) and J Fielder (JF),  
Parish Clerk and RFO, A M Hounsell  
Parishioner Mr N Hayward

## **1-1112/7 – Open Discussion with Members of the Public**

There was no discussion under this heading

## **2-1112/7 - Chairman's Welcome, Formal Meeting Opening and Acceptance of Apologies for Absence**

The Chairman formally opened the meeting and welcomed Councillors and others. He advised of apologies from Cllrs. P Summers, K Churchill and W Elson.

## **3-1112/7 - To Receive Councillors' Declaration of Interest in Agenda Items**

ST declared interest in agenda item 6 (i)

## **4-1112/7 - Planning**

The clerk confirmed that he had advised SCDC of the council's support for application C11/2774 – Extension at 34 The Street

There were no other planning matters to consider apart from agenda item 5.

## **5-1112/7 – Planning Application C12/0190 – New House at The Gables, Mill Lane**

After discussion the council decided to oppose this application, agreeing that :-

Because of the constraints of size and location of the plot, the council does not consider this site to be suitable for infilling. The small size of the plot is clearly demonstrated by the fact that the entrance driveway, with splays is equal to its full width.

The proposed development strongly conflicts with the spacing, balance and size of all the other nearby houses in Mill Lane and therefore creates entirely inappropriate overcrowding and detrimental visual impact. Existing properties are well-centred on their plots but this one, if approved, would forever stand out as a misfit. Furthermore, the council draws attention to the Brandeston Draft Conservation Area Appraisal (currently under review and public comment) which states (in paragraph 12.4):

*“To the north of The Street the Conservation Area embraces the traditional buildings and their landscape setting along parts of Mill Lane and Mutton Lane. The traditional character and appearance of both these lanes have, unfortunately, been undermined by some indifferent modern development”.* The council considers that this development will further undermine the character and appearance of this part of the Brandeston Conservation Area since it is clearly *“indifferent modern development”* and impinges upon it. The proposed property would also overlook and therefore invade the privacy of the Old Post Office to the south.

In addition, the council also draws attention to the “General Character Summary” of the Brandeston Draft Conservation Area Appraisal which states (in the first paragraph) *“Its [Brandeston's] buildings are largely traditional in character whilst the abundance of open spaces, trees and hedges give the village a rural, tranquil quality”.* This proposed development is not traditional and will remove a significant part of the open spaces thereby creating a measure of urbanisation.

The council points out that poor visibility due to hedging along the southern and northern boundaries will adversely impact on cars emerging from any development at a very narrow section of Mill Lane.

Finally, the council advises that there are significant problems with rainwater drainage to the rear of the adjacent southern property (The Old Post Office) which will be adversely impacted by any development at this site.

The clerk was instructed to so advise SCDC

## **6-1112/7 - Financial Matters**

The Council agreed payments as follow :-

- (i) £5.25 to Brandeston VH&RG for room hire for this meeting.
- (ii) A maximum of £890 + VAT for purchase of Jubilee commemorative mugs

## **7-1112/7 – Correspondence**

There was no correspondence requiring attention.

**8-1112/7 - Any other business as may be raised and accepted as appropriate by the Chairman under Standing Order 16**

There were no matters under this item.

**9-1112/7 – Date of Next Meeting**

The date of the next meeting was confirmed as 13 March 2012.

The meeting closed at 9.00 pm