

## **BRANDESTON PARISH COUNCIL**

Minutes of a Meeting of the Council held at the Village Hall on Tuesday 18 February 2014

### **Present**

Councillors D Risk (Chairman), S Thurlow, J Fielder and H Saxton  
Parish Clerk and RFO, A M Hounsell  
4 Parishioners

### **1-1314/6 - 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 W Elson and K Churchill and from Mr N Hayward.

### **2-1314/6 - To Receive Councillors' Declaration of Interest in Agenda Items**

There were no declarations of interest.

### **3-1314/6 - Financial Matters**

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

### **4-1314/6 – Consideration of Planning Application DC/14/0313 (Reserved Matters for 3 (of 4 outline approved) Houses at Mutton Lane**

The council in reviewing this application noted that the previous detailed application (C13/1278) for four houses at the same site had been withdrawn and that the separate application (DC13/2910) for change of use of land to residential curtilage at the adjacent site to the south had been approved. This latter approval included the condition that the land shall be used as residential curtilage to dwellings approved under planning permissions C11/1144 and/or C12/1939 (six houses, Mutton Lane) and for no other purpose unless otherwise agreed in writing with the local planning authority.

**The Chairman adjourned the meeting to allow discussion with residents in attendance as recorded in the appended notes**

#### **The Chairman then reconvened the meeting**

The council agreed to accept that these houses would be built but that the following points be made to the district council :-

1. Planning approval to include conditions to (i) not permit any further houses within the curtilage of this application or within that of the separately approved sites (C12/1939 and DC13/2910) to the south (ii) not permit any further provisions for vehicular access (beyond those shown on the application's plans) (iii) require that a temporary turning space for construction traffic be included within the site boundary. The existing construction traffic in Mutton Lane is using the concrete slab further up the lane (and presumably, therefore trespassing on the property of others) and thereby destroying the roadside verges and spreading substantial amounts of mud over the road surface to the detriment of other users (iv) require that the driveway surfaces to the properties be permeable to reduce surface water run-off and (v) require that detailed submission be made for drainage arrangements for the approval of the district council
2. Note that the change from 4 to 3 houses will reduce the potential traffic created by the total developments in this very narrow lane.

### **5-1314/6 - Any other business as may be raised and accepted as appropriate by the Chairman under Standing Order 16**

There was no discussion under this agenda item

#### NOTES OF DISCUSSIONS WITH RESIDENTS REGARDING AGENDA ITEM 4

Mr Hutson noted that previous objections to developments in Mutton Lane had been overruled and that there was no point in raising overall objection to the proposals of this application. He suggested that the council should request a condition be imposed for permeable driveway areas to reduce surface water run-off.

Mr Kirton, in referring to the drainage to be provided at the adjacent site to the south of this proposal, said that equal or greater arrangements should be required for this development.