

**STRADISHALL PARISH COUNCIL**  
**Minutes of the planning meeting held on Monday 3rd August 2015**

**Parish councillors present: Mr A Lee (Vice-chairman), Mr M Hurst and Mr I Hutchinson**

**Also present: Mrs J Ince (clerk) and 9 members of the public**

**Open Forum**

The following points were raised during the Open Forum:

- The land adjacent to 29 St Margaret's Place is a nice open space with trees. As you come into Cricket Meadow, you can see right across to the church. The proposed dwelling will make the whole area feel more enclosed and create a more urban feel.
- Concerns about access to the driveway of the new property which will be concealed by the wall at the entrance to Cricket Meadow particularly as the access will be on a bend
- One resident had purchased a property in Cricket Meadow few months ago. His understanding was that that piece of land was not going to be built on and that Cricket Meadow was only going to be a maximum of 8 properties.
- One resident had researched the background of the land. In 2002 the land was designated an open space subject to landscaping but it was never implemented.
- There is no detail of the verge which constitutes part of the 1.8m of land maintainable by Highways.
- There is no information in the application about how the site will access the mains drainage.
- The heating will be by air source heat pumps located near to the Highway. Concerns were raised about noise as it is a quiet residential area. One resident is an out of hours GP and needs to sleep during the day.
- The plans state that there will be a 1.8m high fence around the property. All the surrounding properties have low fences
- There is a restricted covenant on the site which limits the development of Cricket Meadow to 8 properties. This was brought to their attention by their solicitors when they bought their properties.
- Concerns about the design of the property as oak cladding and red brick are not in keeping with the surrounding properties which are mainly rendered.

**1. Acceptance of apologies for absence**

Apologies were received from A Swift, Mrs D Gates, Mr R Deeks and Miss G Raymond

**2. Declaration of Interest in items on the agenda**

No councillors declared an interest in any items on the agenda.

**3. Planning**

**a) DC/15/1337/FUL - Land adjacent to 29 St Margaret's Place - (i) Proposed new dwelling (ii) double garage/garden story with first floor office**

It was resolved that the Council would object to this application for the following reasons:

The Cricket Meadow planning application was originally approved in 1999 (E/99/3275/P), subject to a landscaping scheme. This scheme was detailed in application number DW242A/PL001 though it appears that this scheme was never implemented. The proposed site was designated as an important area of open space within Cricket Meadow. A planning application for this site was refused in 2005 as *'The application site forms an important area of open space within Cricket Meadow and its development would detract from the open informal character of the locality and the Conservation Area'*

It is the Parish Council's view that this site is still an important area of local space. Policies DM2 and DM17 state that proposals for all development should preserve or enhance the setting of, or views into and out of a Conservation Area. Cricket Meadow looks out of the Conservation Area towards the playing field and views of St Margaret's Church. This proposal will adversely affect this view. The fact that this land is not currently maintained does not detract from this, particularly as it creates a haven for wildlife.

When the properties were built a covenant was put in place restricting growth on Cricket Meadow to 8 properties in two 2 parts.

Policies DM2 and DM17 state that proposals should retain important natural features such as open spaces, trees and hedges. Building on this open space will necessitate the felling of a number of trees and create a more urban feel which is not in keeping with a rural village.

Policy DM2 states that proposals should not adversely affect the amenities of adjacent areas by reason of noise, smell, vibrations, overlooking, overshadowing and loss of light. Properties 1, 2, 3 and 4 Cricket Meadow will all be affected by this development. The Parish Council echoes residents' concerns about the possible impact of noise from the air source pump.

Policy DM2 and DM 17 state that designs should respect the character of the locality and use materials which complement or harmonise with the character of the area. The design of this property (oak cladding and red brick) is not in keeping with the surrounding properties which are largely rendered. The plans show a 1.8m fence around the property. This is also not in keeping with the locality where other properties have low fencing around them and will make the development more intrusive.

St Margaret's Place is a narrow road where concerns have already been raised about the speed of traffic. This will be exacerbated by extra vehicles to the property and construction vehicles. The Parish Council is also concerned that the brick wall at the entrance to Cricket Meadow will obscure the view of the access to the property which is on a bend.

The site plan does not take into account the 1.8m of land adjacent to the road which is maintainable by Highways

There is insufficient information about drainage and where the property will connect to the mains drain.

**4. Playing field matters**

**a) Playing field hedge**

It was resolved that the hedge around the playing field should be cut on a more regular basis and that K Hutchinson would be asked to cut the hedge as per his quote of £160.

**5. Street light on St Margaret's Place**

The Council requested an additional street light near number 11 St Margaret's Place and this location was agreed by Suffolk County Council. Subsequently a new street light has been installed in front of the existing street light outside number 15 St Margaret's Place. It was resolved that the clerk would contact Suffolk County Council to find out why the light was positioned in a different place to the location agreed during the site visit.

**There being no further business the meeting closed at 7.56p.m.**

Signed..... Dated.....