

Bawdsey Parish Council

Minutes of Planning Meeting

Monday 29th April 2019 at 6.30pm

Bawdsey Village Hall

In Attendance – Chairman Andrew Block, Clls Brian Johnson, Andrew Rouse, Richard Tricker, Rawdon Saunders, Liz Mark, Emma Aldous	
<i>Meeting called to order by Chair Andrew Block at 6.30pm</i>	
1. Chairman’s Welcome:	
<p>2. Open Forum: Four residents were present. Concerns were expressed regarding planning application DC/19/1381/FUL Crane’s Garage, The Street, Bawdsey. Although there was general support for the idea of development for the site there were also many anxieties about the proposed scheme as follows: Concern about the kind of activity implied by workshops – level of noise, light pollution, traffic movements, hours of operation – close to residential properties. Whether the large hedge around the site, which offered wind protection and privacy, and was a haven for wildlife, would be kept. That the houses (Plots 1 and 2) at the front of the site were too far forward, possibly too high thus negatively affecting properties nearby and the street scene. A specific concern was raised about the legal ownership and rights over parts of the site; other concerns related to the fact that the 4 metre right of way around the site was not correctly shown, and that cutting across it with a hedge or trees was not appropriate. Emptying of a septic tank for the property north of the site could be seriously compromised by the proposed block of garages and parking spaces in the north east corner.</p>	Action:
<p>3. Apologies: Cll Chris Mann, Jenny Webb (Clerk)</p> <p>4. Declarations of Interest: None</p>	
<p>5. Planning Applications i. DC/19/1381/FUL Crane’s Garage, The Street, Bawdsey: Erection of 3 new residential dwellings with associated garages; extension and alteration of outbuilding to form 2 new holiday lets; conversion and extension to existing B2 commercial unit to form 3 commercial units</p> <p>Councillors considered the above comments and discussed their own responses; while the application was seen as a sensible response to the issues with the previous application, and the reasons for its refusal, many concerns remained. Moving the houses (Plots 1 and 2) back to make better space for the housing, and keeping any commercial type buildings in one area at the north end of the site were deemed essential. Clear conditions needed to be laid down for the kind of use appropriate for the commercial units. (It was noted that many applications in recent times have a considerable number of conditions for gaining approval.) It was noted that the site had last been used as a garage/workshop area approximately 30 years ago, when the only housing was on one side of the site.</p> <p>Councillors therefore agreed that a letter of objection should be sent, raising these concerns and indicating shortcomings and lack of information in the application.</p>	Clerk
<p>ii. DC/19/1560/FUL Alma House, The Street, Bawdsey: Internal work to existing building. Single storey rear extension, 2 storey side extension, three bay garage to rear of garden.</p> <p>Having carefully scrutinised the plans for the above application, councillors were able to reach a positive response, feeling that plans represented an appropriate updating and improvement of an older property in keeping with the size of the building and the site, and without adversely affecting neighbours. Clerk to respond accordingly. No further planning matters were considered.</p>	Clerk
<i>Meeting ended 8.00pm</i>	

Signed: Date:

Chair: Andrew Block, Chairman of Bawdsey Parish Council