

Bawdsey Parish Council

Minutes from Planning Meeting (Via Zoom) Held on 4th June 2020 at 7.00pm

Attendees

Cllr. Andrew Rouse (Vice Chair)
Cllr. Robert Thurkettle
Cllr. Clare Walker

Cllr. Andrew Block (Chairperson)
Cllr. Robin Johnson
Cllr. Richard Tricker

Cllr. Chris Mann
Cllr. Brian Johnson

Tiffany Pollock (Clerk)

Jenny Webb (Ex Clerk)

1 Member of public in attendance.

This meeting was to discuss Planning Application DC/20/1404/FUL: for Cranes Garage, The Street, Bawdsey.

1) Open Forum: No matters were raised.

2) To receive Apologies for absence:

Apologies received from Cllr. James Mallinder (East Suffolk Council)

3) Development Brief:

The demolition of car showroom, construction of 3 dwellings and garages; conversion of building A to 3 employment units; conversion and extensions of buildings to 2 employment units and 1 holiday unit at first floor. Change of use, alteration and extension to existing workshop/store to employment unit (Class B1), demolition of former garages & replacement with four small lock up storage units (Class B8).

A site visit took place this afternoon with Developer Mr. Tim Crane and Councillors: B. Johnson, A. Rouse, R. Tricker, C. Walker & J. Webb (Ex Clerk).

For the benefit of those not in attendance the following points had been discussed:

The right of way required for operation and maintenance of the septic tank serving Forge Cottage was discussed. Mr. Crane said while the right of way is not confirmed anywhere in writing, there has been a long mutual understanding with the neighbour for this requirement and he is happy for this to continue unchanged.

- a. Contrary to that stated in Planning Statement /item 29, (i.e. "The proposal will retain the existing mature trees and hedges on the site boundaries") Mr Crane said "this is no longer the case, as the large Cyprus hedge along the southern/eastern site boundary is now to be removed and replaced with some new hedging".
- b. Both the Workshop unit in the SE corner and the 4 Garages in the NW corner, would be restored with a matching finish of either black or dark brown Wood cladding to provide a consistent theme.

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- c. For Building A (in the NW corner of the site) - while the roof would remain as existing Red/Terracotta tiling, the exterior walls would be painted in a new light beige or grey colour finish.
- d. It was noted that Commercial / Employment units throughout the site would be restricted to Class B1 Usage befitting to an otherwise residential surrounding.

The Evening Zoom Meeting discussed the following points:

1. The Council felt that the current proposed mix of Commercial, Residential and Holiday lets is a more suited balance to meet the necessary demands & opportunities applying to the site, and that the latest B1 restrictions on the commercial element are more appropriate to a residential setting.

2. It was noted that the Workshop Storage Building in the SE corner are no longer planned as commercial units, but now proposed as Private Garage lockups for personal use, which from a noise point of view would be an improvement from previous plans. Cllr. Block questioned whether this would remain the same if the site were later sold on, and it was agreed this constraint should ideally be made as a condition for the site.

3. A member of the public - raised concerns over the danger of increased traffic that could be using the northern access to the site. Cllr. Walker also advised that Suffolk Highways have already raised objections on this matter due to poor lines of visibility at the north entrance/exit point.

Cllr. R. Johnson suggested this could be linked in with ongoing speed watch monitoring in the Village if another post could be made available for the SID. But acknowledged that by nature this could only be a temporary or partial deterrent.

Various other measures were discussed to improve road safety and reduce speeding, including speed humps, increased signage and one-way systems on site. However it was agreed that as Principal consultee on Highways & Traffic matters, ultimately this would remain a matter for SCC Highways to best advise and decide upon, although BPC's response should still mention that the village has historic problems with speeding issues.

4. One issue on the previous appeal had been the Living conditions for the bungalow that will remain at the centre of the site, and how the planned constructions will make an impact. It was concluded that apart from the temporary disturbance during the construction phase, the resulting development could only be an improvement on the existing set up, with no real loss of amenity, access and parking.

5. A consistent criticism of this and previous Applications is that the plans are particularly lacking detail of the intended materials, finishes, colour's or theme. Councillors agreed that provision of more detail on these points should be a conditional request, along with a detailed landscaping plan for the whole site and clarification of what is planned for existing hedges.

6. A vote was cast, and the Councillors unanimously agreed to accept the planning application subject to the following conditions:

- Garages planned in the south east corner only to be used for personal use and to remain so if the site were later sold.
- Request further comprehensive details for finishes (including materials and colour) and a detailed landscaping plan for the site including clarification of the hedge.

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- To note the historic/existing problems of speeding in the village, and acknowledge the concerns raised relating to traffic and access issues.

Proposed by Cllr. Block seconded by Cllr. Thurkettle.

Cllr. Rouse thanked the Councillors for their participation and closed the meeting at 19.55pm.

Signed.....

Date.....

Cllr. Andrew Rouse, Vice-Chair

Tiffany Pollock

Clerk to Bawdsey Parish Council

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