



BRANTHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes

16 January 2019, 7.30pm at Brantham Methodist Church

PRESENT: Mark Aherne (MA)
Liz Dunnett (LD) (Substitute) (Chair)
Clare Phillips (CP)
John Richardson (JS)

IN ATTENDANCE:

Sarah Keys (SK) (Clerk)
38 members of the public
Cllrs A McCraw J Pearce, L Laws and J Van Der Toorn
Edward Gittins and associates

PLC 01.19.01	APOLOGIES FOR ABSENCE Paul Saward (PS)
PLC 01.19.02	MINUTES The minutes of the meeting on 28 November 2018 were approved and signed as a true record of the meeting.
PLC 01.19.03	DECLARATION OF INTEREST None
PLC 01.19.04	OPEN FORUM a) To receive presentation from Edward Gittins re: application at Brantham Place Edward Gittins and colleagues gave a short overview on the planning application proposed for Brantham Place, details highlighted included: <ul style="list-style-type: none">• Work done to highlight and protect important trees• The importance of a sympathetic architectural proposal• Proposals for the affordable housing element• Discussions with Babergh District Council to date b) To receive any questions/comments from the public: Questions included: <ul style="list-style-type: none">• What are the plans for removal of water from the site as drains are currently at their limit? – The developers stated that each property will have a treatment tank that will need to be pumped. Surface water will remain on site• What survey of traffic has been undertaken on Church Lane? – the developers confirmed that SCC had made a number of assumptions about traffic that had informed the application.• Concerns that Plot 14 will look directly into the bedrooms of a property on Cedar Close – the developers agreed to look into this issue.• Have the comments from BDC that state this site is “unsuitable” been taken into account – the developers stated that this is the view of an individual at BDC and that the Policy Team had not been consulted on the development at the pre-application stage.



	<ul style="list-style-type: none">• Has a proven and identifiable need for housing in the area been identified? The developers stated that local plans had been referred to in order to inform the decision-making process.
PLC 01.19.04	<p>PLANNING APPLICATIONS DC/18/05177 Brantham Place, Church Lane, Brantham Erection of 15 no. dwellings including 7 no. affordable units. Conversion of existing dwelling to provide 6 no. apartments. Alterations to 2 no. vehicular access.</p> <p>The Committee discussed the comments received from Cllr Saward prior to the meeting and agreed the following response should be made to Babergh District Council:</p> <p><i>“BPC notes the response provided by the BDC Planning Policy Team. We refer in particular to the following which covers many of BPC’s concerns: The site is considered unsuitable. The site would have unsuitable access from Church Lane. Whilst a peak time bus service is located within 800m there is poor pedestrian access to services. The site would create significant landscape impacts also the site is located within proposed extension to the AONB. The proposal would create an impact upon a number of trees and their setting; there would also be historic setting impacts and potential archaeological impacts. The proposal would not sensitively integrate with the existing pattern and form of development and would be at odds in the wider spatial context. The proposal is recommended for refusal.</i></p> <p>BPC also notes the Suffolk County Council response from their Growth, Highways & Infrastructure Directorate – Strategic Development. We refer in particular to the following which covers many of BPC’s concerns relating to the currently available local infrastructure, with particular regard to additional drainage arrangements: <i>Ideally, the County Council would like to see a plan-led approach to housing growth in the locality, which would also identify the infrastructure requirements based on cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including highway impacts and school provision.</i></p> <p>Summary:</p> <ul style="list-style-type: none">• BPC recommends that PLANNING PERMISSION SHOULD BE REFUSED• BPC would request (should planning permission be likely to be granted) that this application should clearly demonstrate a viable commercial interest from a current registered provider* of social housing, which is prepared to support that element of the project. (*As defined at https://www.gov.uk/government/publications/current-registered-providers-of-social-housing)• BPC notes that the proposed layout leaves three major open areas of amenity or landscape use. BPC would request (should planning permission be likely to be granted) that those areas are defined and maintained as such, and not be available



for further erosion of the proposed AONB landscaping.

- BPC notes that Plots 9 – 12 are of sufficient area that might permit future splitting of those plots in order to achieve back developments. BPC would request (should planning permission be likely to be granted) that those plots are defined and maintained in future solely for the use of the housing as shown within the approval. The imposition of a restrictive covenant by the developer, to limit this possibility, would be an acceptable solution.
- BPC would suggest (should planning permission be likely to be granted) that the gardens of the dwellings that edge properties on Cedar Close should retain trees and planting to provide a visible boundary between the properties.

DC/18/05495

The Old School, Church Lane, Brantham
Erection of 1 no. dwelling

The Committee reviewed the comments received from Cllr Saward prior to the meeting and agreed the following response to Babergh District Council:

BPC advises that the Planning Appeal included within this application within the Babergh Planning Website appears not applicable, referring as it does to APP/R0660/W/16/3145225, at Dunkirk Farm Paddock, London Road, Holmes Chapel, Cheshire, CW4 8AX.

Summary:

BPC has no objection in principle to the submitted proposal. BPC would note however that the successful use of green roofs is increasingly dependent (for a long term, sustainable, lifecycle) on integral irrigation, and BPC would seek assurance that such systems will be installed.

DC/18/05610

11 & 12 Ipswich Road, Brantham, CO11 1PB
Erection of 3 No. houses, 6 No. flats and parking (following demolition of existing dwellings)

The Committee reviewed the comments received from Cllr Saward prior to the meeting and agreed the following response to Babergh District Council:

The Planning Statement states:

Item 5.46 "There is no Neighbourhood plan for Brantham at present; however there is a Brantham Parish Plan that was adopted in 2001. This plan accords with the principle of investigating small development of low-cost housing for local people" and at Item 6.26 "This proposal offers an opportunity to optimise the use of a previously developed site in Brantham, and provide affordable housing, whilst presenting minimal impact on the surrounding area."

Summary:

BPC has no objection in principle to the submitted proposal, but would note that



	<p>there is no specific undertaking, (except at Para 6.26 of the Planning Statement), within the application or submitted drawings, that this development will provide low-cost affordable housing, either for rent or purchase.</p> <p>BPC would therefore request (should planning permission be likely to be granted) that this application should clearly demonstrate a viable commercial interest from a current registered provider* of social housing, which is prepared to support that element of the project. (*As defined at https://www.gov.uk/government/publications/current-registered-providers-of-social-housing)</p>
PLC 01.19.05	<p>PLANNING RESULTS</p> <p>DC/18/04860 Gabrielle House, Keeble Road, Brantham, CO11 1FG Erection of a single garage/store PLANNING PERMISSION GRANTED</p> <p>DC/18/01659 Glenelg, Ipswich Road, Brantham Erection of two storey rear extension PLANNING PERMISSION GRANTED</p> <p>Discharge of conditions Application for B/15/00263 Brantham Industrial Estate and Adjacent Land, Factory Lane, Brantham Condition 35 part (iii) and (iv) (Ground Contamination) and Condition 50 (Roads Servicing Employment Land) APPROVED</p> <p>DC/18/05001 Lucerne, Ipswich Road, Brantham Full Planning Application – Sub-division of rear garden of Lucerne and erection of 3 bed bungalow (to include cardlodge sited at Oakley) PLANNING PERMISSION GRANTED</p>
PLC 01.19.06	<p>CORRESPONDENCE AND LATE PLANNING APPLICATIONS</p> <p>The Clerk highlighted an item of correspondence from a local resident raising concerns about DC/18/05001. This was received beyond the deadline for responses and therefore could not be submitted to BDC.</p>
PLC 01.19.07	<p>DATE OF NEXT MEETING</p> <p>Wednesday 27 February 2019, 7.30pm at Brantham Village Hall</p>

MEETING FINISHED AT 8.19pm

SIGNED.....DATED.....