



**BRANTHAM**  
Parish Council

**BRANTHAM PARISH COUNCIL PLANNING COMMITTEE**

Minutes

28 November 2019, 7.30pm at Brantham Village Hall

**PRESENT:** Verity Abrahams (VA)  
Clare Phillips (CP)  
Paul Seward (PS) (Chair)

**IN ATTENDANCE:**

Sarah Keys (SK) (Clerk), 3 members of the public, District Councillor Alastair McCraw and Parish Councillors C Elliott and E Osben

PLC 11.19.01	APOLOGIES FOR ABSENCE Cllr Aherne
PLC 11.19.02	MINUTES The minutes of the meeting on 23 October 2019 were approved and signed as a true record of the meeting.
PLC 11.19.03	DECLARATION OF INTEREST None
PLC 11.19.04	PLANNING APPLICATIONS DC/19/05043 1 Ipswich Road, Brantham, CO11 1PB Erection of detached annexe Please see comments attached at APPENDIX A  DC/18/05177 Brantham Place, Church Lane, Brantham, CO11 1QA Erection of 15no. dwellings including 7no. affordable units. Conversion of existing dwelling to provide 6no. apartments. Alterations to 2no. vehicular accesses. Please see comments attached at APPENDIX B  DC/19/05099 1 Broughton Villa, Cattawade Street, Brantham, CO11 1SA Erection of 1No dwelling and new vehicular access Please see comments attached at APPENDIX C
PLC 11.19.05	PLANNING RESULTS DC/19/04105 Land West Of Brantham Hill, Brantham, CO11 1ST Outline Planning Application (some matters reserved - access to be considered)- Erection of up to 150 dwellings, use of land for community facilities, public open space, landscaping, a sustainable drainage system (SuDS), and vehicular access



**BRANTHAM**  
Parish Council

	<p>point from Brantham Hill (following demolition of existing bungalow and outbuildings). PLANNING PERMISSION REFUSED</p>
PLC 11.19.06	<p><b>CORRESPONDENCE AND LATE PLANNING APPLICATIONS</b></p> <p>Discharge of Conditions for application B/15/00263 Former Wardle Storeys, Factory Lane, Brantham Condition 6 (Levels), 9 (Disposal of surface water), 10 (Management of surface water), 21 (Foul drainage), 23 (Phasing of roads), 24 (Details of roads and footpaths), 30 (Construction surface water), 54 (Construction Management Plan), 55 (Means of preventing discharge of water onto highways), 56 (Site Waste Management Plan) and 59 (HGV movements)</p> <p>Discharge of Conditions Application for DC/19/00881 Land South Of, Brooklands Road, Brantham Condition 3 (Electric Charging Points), 5 (Dog Bins), 6 (Landscaping) and 10 (Delivery Management Plan)</p>
PLC 11.19.07	<p><b>DATE OF NEXT MEETING</b> Wednesday 22 January 2020, 7.30pm at Brantham Village Hall</p>



APPENDIX A

**Brantham Parish Council**

**DC/19/05043**

**Erection of 1 No Annexe at 1 Ipswich Road, Brantham CO11 1PB**

**History:**

An outline planning application, DC/18/01634, was submitted for the erection of one dwelling, which was subsequently refused.

The Applicant lodged a subsequent appeal, APP/D3505/W/18/3212187, which was eventually refused by the Planning Inspectorate.

**Understanding:**

The two applications share many similarities, the first application being for a detached Residence, the current application being for an Annexe. It is understood that an Annexe is commonly defined as a building erected in order to provide accommodation ancillary to the use of the host Residence.

The current application is for a self contained Annexe, fully detached from the host residence and located wholly to the rear of the curtilage, in a similar position to the previous Application.

**Given the similarity between the two proposals, BPC would argue that the previous appeal decision, and its reasons for refusal, remain applicable to the current application.**

**BPC would therefore recommend that this application be refused.**

**Other comments**

(Should this application receive approval)

Given that the application is seeking to establish a self contained habitable Annexe, rather than an outbuilding, BPC finds that the proposal does not achieve good design and would thereby request that alternative proposals for elevational treatment and materials be made a condition of any approval.



**APPENDIX B**

**Application. No:** DC/18/05177

Amended Application.

BPC Revised Comments, November 23<sup>rd</sup> 2019.

Planning application - Erection of 15no. dwellings including 7no. affordable units. Conversion of existing dwelling to provide 6 no. apartments. Alterations to 2 no. vehicular accesses.

**Brantham Place, Church Lane, Brantham, Manningtree, Suffolk CO11 1QA**

**Brantham Parish Council Notes:**

**Previous Comments still held as valid.**

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."*

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.

*"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."*

**BPC Revised Comments, November 23<sup>rd</sup> 2019**

The land comprising Brantham Place and its gardens is outside the Built-up area boundary. The "tilted balance" that might be applied in the absence of a sufficient land supply is not applicable in this situation (as argued within the Applicants Supporting Documentation) as BDC currently has a sufficient and demonstrable supply.

The grounds are isolated and there appears to be no access to a foul-water drainage Mains. We note from the submitted Anglian Water comments that the developer is not proposing to connect to the Anglian Water Network, and BPC assume that any sewage water treatment must therefore be on-site.



There appears however to be no adjacent water course to which any on-site treated effluent could be discharged.

This would all suggest the use of house specific cess tanks, which will require regular and frequent attendance by waste lorries. In this regard BPC would express concern regarding this additional vehicular movement and its effect on the existing, already inadequate, road infrastructure along Church Lane.

It is understood that there are serious problems with regard to local wildlife, with special regard to a notable bat population. Natural England's response confirms that this development falls within the Zone of Influence for the Stour & Orwell SPA and Ramsar site, one of the European designated sites scoped into the emerging Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy.

There is a holding objection to be resolved. In this matter.

It is noted that there is currently no clear response to this matter within the current resubmission.

#### **Summary**

- 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 note that the proposed layout leaves 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 be unequivocally unavailable for future additional development. The imposition of a restrictive covenant 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 sufficient to provide a visual boundary between the properties.



**APPENDIX C**

**Brantham Parish Council**

**DC/19/05099**

**Erection of 1 No dwelling at 1 Broughton Villa, Cattawade Street, Brantham, CO11 1SA**

**Understanding**

A previous Application DC/17/05463 resulted in outline planning permission for a 3 bedroom House within the northern part of the garden of the host Residence.

BPC had no reservations regarding that proposal, but considered that the area remaining as garden within the demised site was too small.

The current application DC/19/05099 is for full planning permission for a 4 bedroom House, with a new access road and drive.

**Comments:**

1. The area remaining as garden within the new demised area is now seen as an improvement to that on the outline permission, but is stated as being 81m<sup>2</sup>. The layout does not allow for a garage. The Application notes that parking for up to 4 cars may be required, and the ability to maneuver and park safely within the residual site area has not been demonstrated
2. The Application uses Certificate A, whereas part of the proposal (the new access from Cattawade Street) will need to be constructed on land outside of the red lined site area, i.e. in other ownership.
3. The response from Suffolk County Highways notes that the new access will require an extension to Cattawade Street. Also that this will cross an existing open grassed area and pavement / PROW, before becoming a private drive at the site boundary.
4. BPC note the immediate neighbour's objection regarding loss of visual privacy to their property. This arises from three first floor windows on the eastern elevation. Two of these are within bedrooms and are not wholly necessary, both bedrooms having other alternative windows. The third is a window to the stair landing which can be easily replaced by a rooflight or roof window. In summary, it is requested that the first floor eastern elevation be "blind".
5. The submitted elevations appear not to be to the standard of those previously submitted, which were of a traditional cottage nature, and reflecting the pattern of the adjacent New Village Houses. The palette of materials, should ideally reflect those of New Village rather than the host residence, which is of a larger scale than the application proposal.

**Summary**

BPC would request that the detailed matters noted above require to be resolved prior to Approval being granted.