BRANTHAM
Parish Council

BRANTHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes

31 October 2018, 7.30pm at Brantham Village Hall

PRESENT: Clare Phillips (CP)
John Richardson (JS)
Paul Saward (PS) (Chair)

IN ATTENDANCE:
Sarah Keys (SK) (Clerk)
2 members of the public
Cllrs L Dunnett and A McCraw

PLC 10.18.01	APOLOGIES FOR ABSENCE Apologies received from Cllr Aherne.
PLC 10.18.02	MINUTES The minutes of the meeting on 26 September 2018 were approved and signed as a true record of the meeting.
PLC 10.18.03	DECLARATION OF INTEREST None
PLC 10.18.04	PLANNING APPLICATIONS DC/18/04378 Rosemary, Church Lane, Brantham, CO11 1QD Erection of 3No single storey dwellings with associated parking, garage to plot 3 and alterations to existing vehicular access The Planning Committee made the following comments: <u>General Note</u> The development is proposed within an already (and appropriately) developed triangle of land formed by Ipswich Road, Church Lane, School Lane, and including Valley Close. The proposed site is within the garden of an existing bungalow fronting Church Lane and which will necessitate the construction of approximately 70+ meters of new access drive off Church Lane. The proposed development will be wholly "landlocked", being surrounded by the existing housing and gardens. <u>Vehicular Access</u> It is noted that a new access drive is proposed for the new bungalows. This would appear to be 3.7 metres in width, presumably to accommodate a fire appliance. It would however run parallel to the drive retained for the host dwelling Rosemary, which would create an extensive and visible area of roadway in a country lane. Otherwise BPC would comment as follows: • Building Regulations Part B etc require that Fire or other rescue service vehicles should not have to reverse more than 20 meters from the end of an access road. In other words, the turning head must be within 20m of Church Lane, or the end of the shared drive. The proposed design incorporates a turning head as there is insufficient space for a full turning circle but this turning head is

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	shown at least 30 meters from Church Lane, and it is not obvious how the recommended statutory criteria could be achieved within the space available. • There is no end turning circle where such vehicles may turn, and there appears to be insufficient room to provide this without increasing the drive width, or by using the private drives, assuming these to be unoccupied. • The proposed parking arrangements indicate "tandem" car parking to each of the proposed bungalows, there being insufficient space for side by side parking. This arrangement will generate excessive manoeuvring, noise and contamination. This arrangement does not allow for any visitor parking or adequate space for delivery vehicles etc as parking on the shared drive will not be possible without obstructing access for others. • The submitted design does not demonstrate that a satisfactory access and egress is possible, and does not address the earlier comments regarding parking etc as submitted by County Highways in response to Application B/16/01515/OUT. <u>Conclusions</u> • It is considered by BPC that the proposed development represents an unacceptable form of backland development, being without a proper road frontage, and out of keeping with the existing pattern and spacing characteristics of development prevailing in this part of Brantham, specifically the Church Lane, Valley Close and School Lane triangle • The number of bedrooms created by this proposal is considered to be an overdevelopment of the site. • BPC consider that the submitted building designs do not have sufficient merit to meet the requirements of the NPPF. • The creation and use of a shared access with the host dwelling Rosemary will introduce new housing onto land to the rear of other properties which will result in a loss of amenity, quiet enjoyment and expectations of living conditions currently enjoyed by the adjacent properties within Church Lane, School Lane and Valley Close. • Allowing these new dwellings in this location could set a precedent for further development, and will create piecemeal development contrary to Local Plan Policy HS28
PLC 10.18.05	PLANNING RESULTS DC/18/03862 Penguin Random House, Factory Lane, Brantham Erection of palisade fencing **PLANNING PERMISSION GRANTED** DC/18/03821 5 Snows Way, Brantham, CO11 1TT Erection of a single storey extension BPC made no comment. **PLANNING PERMISSION GRANTED**

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	B/16/01088 Gurdons, Stutton Road, Brantham, Manningtree Suffolk CO11 1PW Non Material Amendment to application - Addition of two velux windows **AMENDMENT DETAILS APPROVED**
PLC 10.18.06	CORRESPONDENCE AND LATE PLANNING APPLICATIONS None
PLC 10.18.07	DATE OF NEXT MEETING Wednesday 28 November 2018, 7.30pm at Brantham Village Hall

MEETING FINISHED AT 7.36pm

SIGNED……..DATED……

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