

STRADISHALL PARISH COUNCIL
Minutes of the planning meeting held on Monday 11th April 2016

Parish councillors present: Ady Swift (Chairman), Adrian Lee (Vice-chairman), Martin Hurst, Ian Hutchinson, Gemma Raymond and Debbie Gates

Also present: Joanne Kirk (clerk) and 6 members of the public

The following issues were raised during the Open Forum

- The planning appeal for the land at Clopton Hall Cold Store. Concerns were raised that if the planning appeal succeeds there is a likelihood of more development outside the housing settlement boundary in Stradishall. A question was also asked about who owns the access to Clopton Hall Cold Store.
- Application for the former village hall. Concerns were raised about size of the footprint of the new building and in particular the height, as it will overshadow and overlook the neighbouring properties of Hault's Mansion and The Haven. There are currently two separate buildings on the site which will be combined to make one single building.

1. Acceptance of apologies for absence

Apologies were received from Robert Deeks.

2. Declaration of Interest in items on the agenda

No councillors declared an interest in any items on the agenda.

3. Planning

a) AP/16/0014/REF – Land at former Clopton Hall Cold Store, Edmunds Hill, Stradishall – appeal against refusal of DC/15/1477/FUL

It was resolved that the Council would submit the following response to the Planning Inspectorate:

Stradishall Parish Council stand by its original objection and would like to add the following additional comments:

- i. The proposed development would be outside the current Housing Settlement Boundary. In the St Edmundsbury Borough Council Local Plan Stradishall is designated as an infill village. Allowing development outside the Housing Settlement Boundary would set a precedent which could lead to further development.
- ii. Stradishall has been designated an infill village because it lacks the infrastructure to be classed as sustainable. Stradishall is made up of two distinct parts, Stradishall village and the Highpoint Estate. Stradishall village has no facilities (no shops, pub or village hall) and the bus service through the actual village is poor. It is 3 miles to the Highpoint Estate. There is a shop and petrol station on the A143 near the Highpoint Estate, but it is only accessible from Stradishall village by car as the only route is along the A143 which is a fast, busy road with no footway.
- iii. The section of The Street behind which the proposed development would be built is currently made up of linear development. Building behind these properties would alter the character of this part of the village and again set a precedent for further development.
- iv. Even if the access road from the B1063 to the proposed site is widened and a new footway put in, once pedestrians reach the B1063 they would have to walk along the side of main road which is very busy with an ongoing problem with speeding. The nearest footway is at least 500m away. The Council questions whether the access road can be widened sufficiently as suggested in the appeal.
- v. Comments made in the appeal document about the Cricket Meadow development are inaccurate at this development was built at least 15 years ago and was at the end of the existing development in St Margaret's Place.
- vi. There is no mains drainage to the site.

b) DC/16/0453/FUL – Former village hall (adjacent to Hault's Mansion), The Street, Stradishall –

demolition of former village hall and replacement with single detached dwelling.

It was resolved that no objections would be made to the demolition of the Village Hall as it was last used at least 10 years ago. The Parish Council stopped using it for meetings as it was in a poor state of repair and in desperate need of upgrading.

It was resolved that the Council would object to the replacement building as the scale of the proposed building is far too large for the site. The site is above the road so the size and scale of the proposal will overshadow the neighbouring properties and affect the setting of a listed building (Hoult's Mansion). The building will directly overlook both neighbouring properties as it is very close to the boundary. Two upstairs windows on the right hand side of the property will look out onto the main bedroom of Hoult's Mansion, the kitchen window will look up to the master bedroom of The Haven leading to a loss of privacy in both cases. The Parish Council is also unhappy that the two separate buildings will be combined to make one single building. The building will not be in keeping with neighbouring properties. A lower building/bungalow would be much more appropriate for the site. In addition, the septic tank for Hoult's Mansion is on the proposed site and the water is accessed from the front of Hoult's Mansion.

The clerk was also asked to contact Planning about the A4 drawings which were sent to the Parish Council. The site plans are drawing are difficult to read and the text too small to be legible. Several of the councillors do not have access to fibre broadband and will struggle to download the document from the website. The clerk was asked to request A3 drawings of the main plans.

- c) **DC/16/0552/FUL – Home Farm Barns, Edmunds Hill, Stradishall – entrance gate, walling and rail fencing (in association with application for barn conversion – DC/14/2125/FUL)**

It was resolved that no objections would be made to this application.

There being no further business the meeting closed at 8.50p.m.