

**ORWELL PARISH COUNCIL  
PLANNING COMMITTEE MEETING  
APPROVED MINUTES OF THE PLANNING MEETING**

A meeting of the Orwell Planning Committee (OPC) was held in the (back room) of the Village Hall on  
29<sup>th</sup> November 2017 at 6.30pm (18.30hrs)

**Present:** Cllr N Szembel (NS) – Chairman, Cllr M Clarke (MC), Cllr C Hoptroff (CH), Cllr D Kennedy (DK) and Cllr G Bunnett (GB)

- 01/11/17**      **Apologies for absence:** *LGA 1972 sch12 para 40 – Quorate is one third but no less than 3 members LGA 1972 sch12, para 45*  
Apologies were received from Cllr M Lawton (personal reasons) Cllr Bunnett joined the planning committee.
- 02/11/17**      **To sign and approve Planning Minutes of meetings held on 18<sup>th</sup> October 2017.**  
The minutes were proposed by Cllr Hoptroff, seconded by Cllr Clarke, all agreed. Cllr Bunnett abstained as he was not present at the meeting. The Chairman then signed the minutes as a true record.
- 03/11/17**      **Public Participation:**  
(For up to 15 mins members of the public may contribute their views and comments - 3mins per item). There were 7 members of the public in attendance.  
Concern was raised regarding item 5.1 and the detrimental affect this application would have on the area. Concern regarding overlooking, privacy issues, loss of light and overshadowing, highway safety, traffic issues, parking, increase in noise, the design and appearance of the development, the affect this development would have on the nearby listed buildings and concerns over the wildlife as no survey was able to be carried out due to the trees being felled before any survey could be taken was raised.
- 04/11/17**      **Councillors to disclose any Pecuniary Interests** *(disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar)) listed on the Agenda:*  
There were no interests declared.
- 05/11/17**      **Request for the following:**
- 5.1      35 Town Green Road      S/3972/17/FL**  
Mr Green  
Construction of a new 3 bedroom bungalow and detached garage.  
The Planning Committee discussed the application taking into account all the matters raised by the residents.  
It was proposed by Cllr Bunnett to recommend 'Object', with comments, seconded by Cllr Kennedy. A vote was then taken - Cllr Clarke abstained as he had not been able to see the hard copy of the plans and was unable to access them online due to Orwell having had problems with internet access. Vote 4 in favour to Object, 1 Abstained.  
Motion carried to 'Object'. Comments attached. It was also Proposed by Cllr Hoptroff that this matter be referred to the Planning Committee at SCDC, Seconded by Cllr Kennedy all agreed.
- 5.2      Meadowcroft Way Garage Site      S/4095/17/OL**  
Laurence Castle, SCDC  
Outline planning permission for demolition of existing garages on the site.  
Development of 2no. Detached houses as at of the SCDC Right to Build Vanguard (subject to an approval, it is expected that the owner of each plot will apply separately for any reserved matters/conditions).  
It was proposed by Cllr Kennedy to recommend 'support', seconded by Cllr Hoptroff all agreed.
- 06/11/17**      **SCDC Decisions:**  
1 Greenford Close, S/2906/17/LD. Lawful development certificate for existing single storey rear extension.
- 07/11/17**      **Other Items:**  
There were no other items discussed.  
There being no further business the Chairman closed the meeting at 7.15pm

**Chairman:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
For the avoidance of doubt the only legally acceptable version of the Minutes of Orwell Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk.

# ORWELL PARISH COUNCIL

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6<sup>th</sup> December 2017

Ref: 35 Town Green Road, Orwell - S/3972/17/FL

- Orwell Planning Committee recommend 'Object' with the comments outlined below
- Orwell Planning Committee request that the application be referred to the SCDC Planning Committee

The Parish Council have many concerns regarding this application.

## **Overlooking and loss of privacy:**

Several neighbours are concerned that the proposed building will be visible from their properties, and should the proposed bungalow ever have a first floor accommodation added, (this seems a possibility bearing in mind the floorplate and roof pitch the bungalow/cum house will have line of sight directly into their properties.

## **Loss of light and overshadowing:**

One neighbouring property in particular will have shadow over it caused by this proposed building, and its garage.

A neighbouring property would lose daylight into kitchen and dining rooms which is approximately 20 meters adjacent to their foundations.

## **Highway Safety:**

The access road leading to the proposed development is already a busy intersection and is used by both pedestrians and vehicles. Further vehicle movements will only add to an already congested intersection. Of specific note is the footway/footpath that emerges by the proposed new entrance to the proposed new building. This route is used by children of all ages and hitherto has been regarded by parents as a safe route for children to walk, cycle, scooter and run along. There is also a layby, a bus stop, the village shop and post office and the pub at the point where the access to the proposed building emerges on to Town Green Road. This is already a very busy junction which is in effect a blind junction. Families and the elderly and infirm use the bus stop and the village shop and post office, and there have been frequent near misses in an already heavily congested road space.

The proposed parking of another 4 vehicles would increase this risk to pedestrians, and all road users.

Access for emergency vehicles should also be considered here. There is frequently double parking, and even the permitted single parking can make it impossible for emergency vehicles to access the existing properties, and an additional property at this location would simply exacerbate the situation. All three listed buildings have thatched roofs and are therefore at increased risk should the fire brigade need to reach them and is unable to do so.

## **Traffic:**

The point at which the proposed new building's access point on Town Green Road is already heavily congested with cars, buses, pedestrians, cyclists and delivery vehicles all converging and seeking to manoeuvre in a very restricted road space. There are frequent near misses. This point sees more road and pedestrian traffic than the rest of the village (except the school) as those using the main village bus stop, the village shop and post office and the village pub all converge.

## **Parking:**

The proposed development site contains a garage. It should be noted that a previous planning application by the Applicant requesting the movement of a drive and garage was in part to improve access and safety to the then one-dwelling plot. Now it is proposed to build a new dwelling with associated parking in a plot that has already been deemed difficult to access.

## **Noise:**

A new building being built so close to neighbouring properties with provision for several cars will create noise where previously there was nothing more than the sound that might be expected from a garden in domestic use, lawnmowers, people talking, children playing.

**Design, appearance and materials:**

The Application talks of the proposed building being of the 'vernacular' style without any description of what that means. The Council is disappointed and concerned that there is insufficient particularity in the application and in particular its description of the building style and character, and of the building materials.

It will be noted by the SCDC Officers, and Members of the Planning Committee, that the Application consistently utilises generic language apparently incorporated in the Application with little regard to the meaning of the words. This creates the impression that the content has been used elsewhere and has been simply reinserted in this application for convenience. Regrettably, an unavoidable concern arises as to whether the information supplied can be relied upon.

**Effect on listed building and Conservation Areas:**

There are three Grade II listed buildings in the immediate vicinity of the Application. All and each will be impacted by the Application to a greater or lesser extent. Some by increased traffic and general noise, some by lights (presumably there will be security lights as well as general domestic and amenity lighting installed), the loss of natural habitat will also impact the general amenity of the properties each of which had sat in the one remaining part of the village that had never been developed whilst all around them had seen very extensive infill over the last 30 years. These buildings to a large extent, still sit with their landscape unaltered over the millennia.

**Nature Conservation and/or impact on protected trees or the landscape:**

The trees on the site were also felled prior to an application being put forward and thus no bat, owl or newt survey as able to be carried out. **It is well known that Owls nested in one of the recently felled trees.**

**Some trees were felled only a few days after the Application was submitted.**

It was also felt that the infilling of such areas should be deterred as the heritage aspect of the village should be protected and the impact on the Heritage aspect of the village has not been established.

**General Observations.**

It was felt that the Application was very poorly put together, the design statement has many errors, one being that the living rooms, on the proposed development will be south facing when they are actually North West facing and there is no medical centre in Orwell! The assertion that the building was of the vernacular style cannot be held to be true in the context of its proposed location.