

# STOWUPLAND PARISH COUNCIL

Minutes of the Planning Meeting held on 11 July 2019 at Stowupland Village Hall Meeting Room

Councillor's Present: Philip Deal, Sally Reeves, Ray Studd (Chairman) and Jerry Voden

In Attendance: Claire Pizzey (Clerk)

1. **To receive and consider apologies for absence (in accordance with Schedule 12 of the Local Government Act 1972:** Cllrs Laura Johnson and Keith Welham. The members noted the apology.
2. **To receive declarations of interest in accordance with the Council's Code of Conduct for the items on the agenda:** None received.
3. **To consider any written requests for dispensations relating to disclosable interests:** No requests for dispensations were received.
4. **To consider and approve the minutes of the Planning meeting of May 30 2019 as a true record:** All Councillor's confirmed receipt of minutes. Cllr Deal proposed to accept the minutes of April 30 2019 as a true record of the meeting and decisions made. Seconded by Cllr Reeves with all in favour the Chairman signed and dated all pages.
5. **Matters of report:** None.
6. **Public Forum:** None.
7. **Planning Applications: To consider and agree Council comments on applications made to the Local Planning Authority (MSDC) (please note: in planning matters the Council acts as the consultee of the Principal Authority. The Principal Authority being the deciding body):**
  1. **DC/19/02682: Proposal:** Householder Planning Application - Erection of a first floor rear extension. **Location:** Lyndhurst, Gipping Road, Stowupland, IP14 4AR: The members discussed the application. It was agreed to SUPPORT the application.
  2. **DC/19/02853: Proposal:** Notification of works to trees protected by a Preservation Order – T1 (Oak Tree) – Reduce canopy by 2m by thinning through, removing dead, damaged duplicating and rubbing branches. Raise the lower canopy to 4m from ground level. **Location:** Land adjacent Oak View, Saxham Street, Stowupland: The members discussed the application. It was agreed that no comment is made on the application.
  3. **DC/19/02719: Proposal:** Application under section 73 of the Town and Country Planning Act – Variation of condition 5 (Approved Plans and Documents) and

Condition 7 (Agreement of Materials) of planning permission DC/18/01265  
Erection of 3no. Dwellings with access and garages; to allow alterations to plot  
**Location:** Elm House, Stowmarket Road, Stowupland IP14 4DS: The members  
discussed the application. It was agreed to SUPPORT the variation of  
condition.

**8. To consider and agree Council comments on the planning appeal made to the Local**

**Planning Authority (MSDC):** Appeal reference: APP/W3520/W/19/3229048. Proposal:  
Outline Planning Application (all matters reserved) – Change of use of existing land and  
erection of 1No single storey detached dwelling with garage. Location: Land adjacent to, 2  
Columbyne Hall Cottages, Gipping Road, Stowupland: Cllr Studd proposed that Stowupland  
Parish Council updates their OBJECTION to the appeal for the following reasons:

- This proposal is speculative and the site is remote and detached from the main settlement. Pedestrian and vehicular access to the site is some 300m down a single track from the public highway, which would create connectivity issues and expand new development into remote rural countryside diverting from existing pattern and form of development and the emerging NDP.
- The proposed dwelling would be located on an open site and would cause visual impact upon views of the listed building and its agricultural context.
- This proposed development would significantly affect the listed building Columbyne Hall. As the site is only some 60m from the moat of the listed building. The Bloor Homes development (3112/15) some 200m south of this site has restricted building heights and an extensive landscape belt along the Gipping Road frontage so that the development does not impinge on the setting of the listed building. The development includes a wide area of trees and vegetation across its northern edge of the site and the properties in the northern part of the site are single storey.
- This development would cause additional traffic movements joining and along an already busy minor road used by numbers of cyclists, pedestrians and equestrians which would be detrimental to highway safety.
- This proposal conflicts with the National Planning Policy Framework (02/2019) paragraphs 185, 193, 194, 195 & 196, Mid Suffolk Core Strategy CS2 (Development in the Countryside), Stowmarket Area Action Plan Policy 9.5 (Historic Environment) and Mid Suffolk Saved Policies HB1 (Protection of

Historic Buildings) & H7 (Restricting housing development unrelated to the needs of the countryside).

- This proposal conflicts with policies SNP1 (Strategy for Sustainable Growth) and SNP6 (Rural Exception Sites) of the adopted Stowupland Neighbourhood Development Plan.

Cllr Deal seconded with all in favour.

**9. Any other business:** The clerk reported that a revised application had been received for a re-consultation request to planning application - DC/19/01947 - Land at Church Road and Gipping Road, Stowupland, Stowmarket, IP14 4BG. An extension has been requested and an extra ordinary Parish Council meeting will be held on Thursday 25 July 2019 should the extension be granted.

**10. Date of next meeting:** Members are asked to note that the next planning meeting will be called when required.

The meeting was closed at 19.13