

LIDGATE PARISH COUNCIL

Minutes of the planning meeting held via Zoom on Wednesday 10th June 2020 (due to Coronavirus restrictions)

Councillors present: Chris Stemberidge (Chairman), John Whitefield, Hayley Mableson and Annie Lee

Also present: Joanne Kirk (Clerk) and four members of the public

Open Forum

The following issues were raised during the Open Forum about planning application DC/20/0752/FUL

- A question was asked about the footway as the application refers to a paved footway when the current path is very narrow. The clerk confirmed that investigations by Highways in 2007 showed that it is not wide enough to be classed as a footway. Concern was also raised about the access to the site.
- One resident said they had objected on the grounds that Lidgate is in a Conservation Area and it will have an adverse impact on the setting of listed buildings including Harvest Cottage. It will also have a negative impact on the Old Rectory. The land has been a pasture for the last 200 years and is outside the housing settlement boundary. The dwellings are not close enough to neighbouring properties to form a cluster as required by DM27. Roman pottery has been found in the site. Some of the information in the application is incorrect. There is a restrictive covenant stating that only two houses could be built on the site. The access to the Old Barn will not enter The Street as stated, but into Bury Lane.
- Another resident spoke about her objections. The site is classed as countryside. Her argument was that the application is not sustainable.
- The detrimental impact on this part of the village which has a large number of listed buildings.

1. Acceptance of apologies and reason for absence

Apologies were received from Laura Perry, Carol Sharp and Paul Watchman. Paul Watchman chose not to attend the meeting as he has submitted an objection to DC/20/0752/FUL online and is pre-determined.

2. Declaration of Interest in items on the agenda and dispensation requests.

Chris Stemberidge declared a non-pecuniary interest in planning application DC/20/0752/FUL as his house will be affected by the access route. He explained that although his wife had submitted an objection to this application he was entering into the discussions with an open mind and was not pre-determined.

3. Planning

a) DC/20/0752/FUL - Land adjacent to The Old Rectory, The Street, Lidgate, 3 no. dwellings with associated access and garages

It was resolved that the Parish Council would object to this application for the following reasons:

- **DM 20** – The site is on the 1817 enclosure map of Lidgate which shows it as being glebe land with no buildings on it. It has been pastureland for over 200 years. Approving this application will destroy this history. The land may also be of archaeological significance and an archaeological assessment should be carried out to ascertain if the land is of archaeological significance.
- **DM 27** - The site is outside the housing settlement boundary and is classed as countryside. DM 27 states that:

Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria;

- *the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway.*
- *the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.*

Permission will not be granted where a proposal harms or undermines visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

Note: A small undeveloped plot is one which could be filled by one detached or a pair of semi-detached dwellings where the plot sizes and spacing between dwellings is similar to adjacent properties and thereby respects the rural character and street scene of the locality.

This site is not within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway.

The application is for three dwellings with associated garages and access, not for a single detached dwelling or a pair of semi-detached dwellings as detailed in DM27

The application will harm and undermine a visually important gap which contributes to the character and distinctiveness of the rural scene within the Conservation Area. It will also have an adverse impact on highway safety with the access road entering the B1063 using the existing entrance to The Old Rectory which is very restricted. The B1063 is narrow at this point with a narrow footway which in 2007, Suffolk County assessed as being too narrow to be classed as an official footway and impossible to widen because there is not enough space to do so. If two large lorries pass at this point, the existing 'footway' is impassable for pedestrians and cyclists. Highways has identified that the proposed access needs to be widened to 4.5m to accommodate two vehicles and visibility splays provided, although there is no reference to pedestrian safety which is also a concern along this section of the B1063.

Large vans and lorries turning into the drive are often forced to manoeuvre in the busy B1063, in some cases this has resulted in commercial vehicles reversing onto the drives of The Old Bakery and Meadow Cottage. Widening the access will lead to an urbanisation of that section of The Street.

- **DM17** - The site is within the Conservation Area and the development will have a detrimental impact on the conservation area and street scene. It is development on glebe land which is a significant area of the village. As many of the trees closest to the Street are deciduous, the proposed houses will be visible during the winter further harming the street scene.
- **DM2** – the new dwellings will have a detrimental impact on the residential amenity of Beechcroft, Harvest Cottage and Saelig Cottage because of their proximity to it. This will lead to a loss of privacy, overshadowing and loss of outlook.
- **DM 1 and DM 5** – the sustainability of Lidgate has been overstated by the applicant. The Friday market mentioned in the Design and Access Statement was set up to support residents during the COVID 19 lockdown and has now closed. Most of the clubs and societies mentioned are in neighbouring, larger villages. The bus service is Lidgate is inadequate and Suffolk County Council has recently assessed Lidgate as being eligible to bid for a Rural Mobility Fund grant as there is little public transport, leading to reliance on the private car for transport.
- **DM 15** - There are five Grade 2 listed cottages (Meadow Cottage, The Old Bakery, White Cottage, Honeysuckle Cottage and Oak House) which have a special Group Listing because their collective contribution to the historic nature and architecture of the village. The development will have a negative impact on the setting of these listed buildings due to the introduction of modern houses into the grouping.

There being no further business the meeting closed at 8.25pm.

Signed **(Chairman)** **Dated**