

**MINUTES OF THE MEETING OF SPROUGHTON PARISH COUNCIL PLANNING COMMITTEE  
HELD AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON ON  
7TH AUGUST 2013, AT 7.00PM**

Councillors present:

Cllr S.Curl, Cllr K.Barwick, Cllr V.Durrant, Cllr J.Kitson, Cllr G.Moore

Mrs S. Frankis, Clerk & Responsible Financial Officer

Mr & Mrs Wood, of 5 Collinsons, Sproughton

Mr Mistry, of 4 Collinsons, Sproughton

47 APOLOGIES FOR ABSENCE TO BE RECEIVED

Cllr H.Davies

48 TO ACCEPT MEMBERS DECLARATIONS OF INTEREST

Cllr J.Kitson declared an interest and duly signed the register.

49 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 24TH JULY 2013

The minutes of the meeting held on 24th July 2013, having been circulated to all members, were confirmed and signed as an accurate record of the meeting.

50 REVIEW OF COUNCIL ACTIONS FROM THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 24TH JULY 2013

The Clerk confirmed that all recommendations and responses had been submitted to Babergh District Council.

51 TO CONSIDER PLANNING APPLICATION NO: B/13/00796/FUL: 6 COLLINSONS, SPROUGHTON; ERECTION OF 1 NO. TWO-STOREY DWELLING (FOLLOWING DEMOLITION OF EXISTING DOUBLE GARAGE

7.10pm The meeting was adjourned to receive representations from Mr and Mrs Wood and Mr Mistry.

7.20pm The meeting was reconvened.

The Council unanimously agreed to recommend refusal of planning application no: B/13/00796/FUL and to support the recommendation with the following -

- the Council has serious concerns regarding the arrangements for off-street parking;
  - off-road parking for the proposed development appears contrived.
  - whilst the designated area for off-road parking to the western end of the existing property has space for four vehicles, half of those spaces are currently used for parking of a caravan. Whilst this may be a temporary arrangement, it does demonstrate the potential fragility of the proposed arrangements.
  - the Council considers the removal of the double garage at 6, Collinsons will lead to insufficient parking facilities.
  - it is known that a business is run from 6, Collinsons; visitors to this business are currently parking their vehicles in the road.

- the Council considers that these vehicles together with vehicular movements generated from the proposed development will have the potential to create access difficulties to these and neighbouring properties.

- the Council considers that the proposed development would be considered "garden grabbing" which contravenes the National Planning Policy Framework. The "garden grabbing" being proposed by the application is considered to set an unacceptable precedent for the development, and should this be approved will destroy the open aspect and low density of the existing development.
- the proposed development is not in keeping with the character of the area; the proposed development is of a different layout to all existing properties. The design of the proposed dwelling is not consistent with the existing development of executive style houses with garages, and large spacing between existing dwellings.

52 TO CONSIDER PLANNING APPLICATION NO: B/13/00774/OUT; RUSSETS, HADLEIGH ROAD, SPROUGHTON; OUTLINE - DEMOILTION OF EXISTING DWELLING. ERECTION OF 12 NO. DWELLINGS WITH ACCESS FROM VENTRIS CLOSE & ERECTION OF 2 NO. DWELLINGS WITH ACCESS FROM HADLEIGH ROAD

7.35pm The meeting was adjourned to receive representations from Mr and Mrs Wood and Mr Mistry.

7.37pm The meeting was reconvened.

Cllr K.Barwick declared an interest and duly signed the register. He did not vote.

The Council unanimously agreed to recommend refusal of planning application no: B/13/00774/OUT and to support the recommendation with the following -

- the Council considers the density of infill is too high for the shape, size, topography and means of access proposed for the site.
- the design of the proposed development to include non executive style dwellings does not integrate with the existing characteristics of the area which comprise detached properties set within substantial grounds.
- the high density of the proposed development would result in an expected minimum of eighty vehicular movements per day which would potentially lead to road safety issues for the existing residents of Ventris Close and Collinsons and have an adverse impact on the junction with Hadleigh Road.
- the Council considers the proposed development provides inappropriate off-road parking. It is known that residents park close to their properties for convenience, accessibility and vehicle security reasons. The proposed layout of garages and parking areas do not provide for this, so instead residents will park inappropriately on footways, shared surfaces and access roads causing obstruction and potentially compromising access and safety.
- the Council considers the plans do not demonstrate that a development of the proposed size and design layout could actually fit on the site.
- the Council recommends access to and from the proposed development would be better served via the existing Hadleigh Road entrance only.

53 TO CONSIDER PLANNING APPLICATION NO: B/13/00825/FHA; 7 BROOMFIELD COMMON, SPROUGHTON; ERECTION OF ONE AND HALF STOREY SIDE/REAR EXTENSION

The Council unanimously agreed to recommend no objections of planning application no: B/13/00825/FHA.

54 MATTERS RAISED BY MEMBERS

There were no matters raised.

55 TO AGREE THE DATE, TIME AND PLACE OF THE NEXT PLANNING COMMITTEE MEETING

The next Planning Committee meeting will be on 21st August 2013, at the Barley Room, Tithe Barn, Lower Street, Sproughton at 7.00pm.

The meeting closed at 7.50pm.

Chairman : \_\_\_\_\_

Date: \_\_\_\_\_