

## Minutes of the Planning Committee meeting held in Sancroft Hall, Fressingfield on Tuesday 4 February at 7.30pm

Present: Alex Brockhurst; Garry Deeks; Tom Lindsay; Nick Stolls; Neil Venton; Di Warne

Also in Attendance: One member of the public; Andy Parris, clerk to the council.

- 1 The Chair welcomed everyone to the meeting.
- 2 Apologies for absence: Received from Philip Eastgate (personal), Rachael Troughton (business) and Andrew Vessey (personal). All three apologies were accepted. The quorum for this meeting was four. After some discussion about membership of the committee, it was agreed to finalise this at the next full council meeting when the council's standing orders will be reviewed.
- 3 Members' declarations of interest. NV declared an interest in both planning applications. Any dispensations requested? None. The council decided that NV could participate in discussions on the applications, but not vote.
- 4 The public forum. The council heard reasons for an objection to DC/19/05548. These centred on how the existing drainage and sewage overflow problems in this area of the village would be exacerbated by the proposed building; the design of the building would be out of place; the size of the proposed building and its position in the plot; and the infringement of green areas
- 5 Planning
  - 1 DC/19/05548 - Land adjacent to The Manse, Fressingfield, IP21 5PZ  
The council discussed the unusual design of the building. Councillors noted that in the past, new houses with unusual designs had been built in this area and these contribute to and enhance the aesthetics of the area. It was agreed that although it is not officially designated as a green space, this lawn gives residents the one area with a green outlook in an otherwise 'urban' part of the village.  
Councillors were concerned that
    - problems will be caused to the sewerage and drainage systems in this part of the village.
    - as has been documented, drains overflowing with rainwater and raw sewage is a regular occurrence in this area after steady rain. This problem needs to be resolved before adding to the housing in this area of the village
    - the house is too large for the plot
    - the house is placed too close to the perimeter of the plot - it is too close to the pavement and road

The council recommends refusal of this application. This was a majority decision.



2 DC/19/05352 - South View, New Street, Fressingfield. IP21 5PJ

The council discussed the history of the applications for this plot and noted that it had supported a similar application in 2014 which was given planning permission. Councillors commented that this application would replace a brick-built bungalow that has little visual character with an imposing family home. The fact that the house will be laid back from the road and will have ample parking spaces to avoid any roadside parking were seen as positive attributes. The plan is in keeping with traditions of larger homes being built on the edges of a village.

The council recommends approval of this application. This was a majority decision.

6 Matters brought by the chair or councillors (inc matters from correspondence)

Following the district council's liaison meeting with parish councils, the Chair reminded the council that it needs to plan how to spend any community infrastructure levy (CIL) money that is allocated as a result of any building in the parish.

The clerk will clarify what CIL money the parish currently holds.

MSDC local plan is no further forward than last reported.

Fressingfield's neighbourhood development plan will go to a parish referendum on 12 March. This formal poll will be organised by MSDC. Fressingfield Parish Council urges all residents to take part in the referendum.

It was agreed to buy wooden posts so the Fressingfield Fairies could carry out emergency repairs to a kissing gate at the end of the footpath on Cratfield Rd. GD to arrange.

It was agreed to arrange a meeting with MSDC planning officer prior to the district council's planning meeting in March. Clerk to arrange this.

The meeting closed at 8.50pm.

Signed:

  
Chair

Date

18. Feb 2020.