

RAYDON PARISH COUNCIL

DRAFT MINUTES OF THE PLANNING MEETING HELD ON THURSDAY 8 APRIL 2021 VIA ZOOM

Present:	Stephen Coe (SC) Jane Cryer - Clerk (JC) Keith Lovering (KL) Jim Lowe (JL) Sue Newton - Chairman (SN) Amanda Pyall - Vice Chairman (AP) Trevor Sayer (TS)
In attendance:	4 Parishioners
Apologies:	Faith Backhouse (FB) Sigi Steer (SS) Jayne Tann (JT) Gordon Jones - Suffolk CC (GJ) John Ward - Babergh DC (JW)

21.4.1P APOLOGIES

Apologies were accepted from SS.

21.4.2P DECLARATIONS OF INTEREST

AP, KL and SC owned neighbouring properties to the Village Hall (item 21.4.4.1P).

21.4.3P PUBLIC FORUM

Planning application DC/21/01497 - Village Hall

Mr and Mrs Tennent, owners of The Old School House, the adjoining property, said they had no objection to the change of use to residential dwelling. However, they felt that it would be more in keeping with their property and those adjoining if a single dwelling was created. This would also help to address concerns about additional traffic and drainage requirements. The B1070 was a busy road and the Village Hall was located on a dangerous bend; two parking spaces had been allocated to each of the proposed new properties, which did not allow room for visitors or delivery vehicles. Mr and Mrs Tennent had written to Babergh outlining their concerns and asking for various issues concerning the actual plans to be addressed. With regard to the concerns about the drainage system, KL said that, following correspondence between the PC and Anglian Water, the system was being upgraded and a significant amount of maintenance had been carried out. However, SC commented that regular maintenance was required, meaning temporary traffic controls were often necessary.

21.4.4P PLANNING APPLICATIONS

21.4.4.1P DC/21/01497 Village Hall: application for change of use, extension and conversion to two residential dwellings

Councillors were unanimous in supporting the proposed change of use to residential. However, SC said conversion to a single dwelling, rather than two, would be preferable and more in keeping with the surrounding properties and street scene; AP agreed with this. Councillors also considered the difficulty in arranging adequate parking and had concerns that two parking spaces for each of the proposed properties would not provide adequate space for visitors and delivery vehicles; it would not be safe for vehicles to park on the main road. KL suggested that consideration could be given to removing the wall; TS agreed with this. KL also said he supported the conversion to two properties as smaller three-bed units were in keeping with the typical demand for village dwellings and he felt the plot size was not conducive to a larger four or five-bed single dwelling.

Councillors voted by 4 votes to 2 against the proposal to convert the Village Hall to two residential dwellings.

21.4.4.2P DC/21/01655 Oak Lodge, The Street: submission of details under reserved matters (DC/18/01976) - appearance, landscaping, layout and scale

Councillors had no objections to this application. However, they did express concern about the possibility of delivery vans stopping on the main road, where speeding was an issue - it was noted that the PC was about to participate in the Community Speed Watch scheme and hoped to carry out regular checks at this location. KL suggested that consideration could be given to creating a layby at the entrance road to the development which would dissuade delivery vehicles from parking on The Street.

21.4.4.3P DC/01465 Land to the north of The Street: application for variation of Condition 1 (DC/19/05042); reserved matters following outline approval (DC/18/00371); garage position for plots 7 & 8 to be amended to allow additional car parking

There were no objections to the application for planning permission without compliance of conditions.

21.4.5P DECISIONS TO NOTE

21.4.5.1P DC/21/001259 - Church Farm House, The Street

It was noted that permission had been granted for the erection of a single storey outbuilding/studio adjacent to the existing cartlodge, and creation of a wildlife pond.

21.4.5.2P DC/21/00778 - Windsway, Noaks Road

It was noted that permission had been granted for the erection of part first floor front extension, and erection of side extension to form an open drive.

21.4.5.3P DC/21/00707 - 2,4,5 & 6 The Gardens.

It was noted that permission had been granted to vary Conditions 2, 7 and 9 relating to DC/19/02503.

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