

Cratfield Parish Council

Minutes from Cratfield Parish Council's **PLANNING** Meeting Cratfield Village Hall Tuesday 3rd April 2018 at 7.15pm

Present: Lotty Barbour (Chair), Richard Chivers (Vice Chair), Michael Oliver, Robert Sannick, Gloria Steward
Clerk/Responsible Financial Officer: Sally Chapman

Also Present: One parishioner

Public Forum

A. Parishioners are invited to raise Matters of Concern

None

Main Meeting

1. To consider Apologies for Absence

Cllr Mobbs & Baker – apologies accepted.

2. To record Declarations of Interests and to consider Requests for Dispensation

None

3. Planning Applications and Decisions

Applications

a) Proposed Diversion of Public Footpath No. 36 (part)

Silverleys Green | Status: Awaiting decision

Cllrs noted: The end of the formal notice period for this order is 5 April 2018.

b) Ref. No: DC/18/1135/VOC

Variation of Condition Nos. 2 & 5 and Removal of Conditions 4 & 7

[Cllrs resolved unanimously to object to the variations and removal of conditions for the following reasons:](#)

Condition 4

1. The proposed change cause concern and would lead to more flooding of the highways and neighbouring properties.

Condition 7

1. The footpath is under review in the application above: 3.a) Proposed Diversion of Public Footpath No. 36 (part).

The applicant should note the footpath ground to be at least the minimum width of 1.5 metres as per Public Rights of Way regulations.

Signed:

Date:

Cratfield Parish Council

DC/16/4052/FUL

Change of use of land and erection of cart lodge in conjunction with conversion of existing barn permitted under **DC/16/2718/PN3** Variation to allow for a slightly larger, taller cartlodge and to vary visibility splays onto highway. OS 1390 Silverleys Green Cratfield Suffolk

Condition 2

The proposed building is substantially, not slightly, larger than the building that was granted planning permission. The skylights in the roof overlook the neighbouring property.

Condition 5

The proposed variation will not improve visibility for vehicles leaving the plot onto the highway and may result in reduced visibility.

Councillors' comments:

If a building inspector had visited the site prior to the last visit, it would have been picked up that the development was totally different from the stated plans, and it should not have been able to get as far as it has, before being requested to stop. Although building work has continued on the site since the recent inspector's visit.

Most of the conditions that were imposed in document DC/16/4052/FUL, dated 27th September 2016 have not been met.

SUFFOLK COASTAL DISTRICT COUNCIL CONDITIONS

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance.

2. The development hereby permitted shall be carried out in accordance with the plans numbered PW785_PL01, PW785_PL02 and PW785_PL03.

Reason: To ensure the development is carried out in the manner considered by the local planning authority.

Councillors' comments: The plans are being blatantly ignored by the developer and will set a precedence to other developers to totally disregard District Council's conditions and make a mockery of the planning application system.

3. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM01; and with an entrance width of 3m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

Councillors' comments: This condition has not been met. The cartlodge is well under development and condition 3 has not been adhered to (see photographs attached).

4. Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

Signed:

Date:

Cratfield Parish Council

Councillors' comments: This condition has not been met. The ditch has not been piped or bridged and is causing severe flooding on the highway and neighbouring properties (see photographs attached).

5. Before the access is first used visibility splays shall be provided as shown on Drawing No. PW75_PL01 with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

Councillors' comments: This condition has not been met. The access has not been provided as per drawing No. PW75_PL01 with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form.

6. The use shall not commence until the area within the site shown on PW75_PL01 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to use. The proposal will require the piping of a ditch.

Councillors' comments: This condition has not been met. The use has commenced and this condition has been totally disregarded and the ditch has not been piped. Severe flooding has been noted since this development has been started.

7. Prior to the commencement of development full details for the reinstatement of the public footpath, including precise location and maintenance proposals shall be submitted to and agreed in writing with the local planning authority in consultation with Suffolk County Council Rights of Way. The footpath as agreed, shall be maintained in the stated position and kept clear of any form of obstruction in perpetuity.

Reason: To ensure that the public footpath is maintained and is available for all users.

Councillors' comments: The development has commenced without the footpath location being agreed. The application: **Proposed Diversion of Public Footpath No. 36 (part) Silverleys Green** is still awaiting a decision and the end of the formal notice period for this order is 5 April 2018.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Class E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To secure a properly planned development.

Councillors' comments:

1. The construction is not being built to District Council's approved plans.

Signed:

Date:

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2. The 'slightly larger, taller cartlodge' is in fact gone from 5600 to 6000 wide, 4600 to 5200 tall and 8700 to 9500 long, a more substantial building than previously applied for.
3. The original plans do not have two windows in the roof which overlook a neighbouring property or a first-floor level with two end windows. It appears the building will be used for more than the application applied for.

Decisions

None

4. Any Other Business

a) Huntingfield Parish Council Meeting re Highways lack of Maintenance

Meeting date: Monday 23rd April 2018 at Huntingfield Hub.

Cllrs Barbour and Chivers agreed to attend.

5. Items for next Agenda

Cllrs discussed the flooding at Manse Lane and the Clerk confirmed she had reported the flooding again.

6. To confirm next meeting date and time:

8th May 2018 at 7.15pm - AGM & Annual Parish Meeting

The meeting closed at 8.15pm

Signed:

Date: