

BLYTHBURGH with BULCAMP & HINTON PARISH COUNCIL

Minutes of the Planning meeting held on the 4th of July 2024 at 6.30pm in Blythburgh Church

Present: Cllrs; Roderick Orr-Ewing, Paul Lacey, Jude Blois, Claire Lyth

In attendance: Nick Rees (Locum Clerk), one member of the public.

163. Apologies accepted: Cllr Matthew Saunders (work), Cllr Harriett Strachan (availability).

164. Declarations of Interest for any items on the agenda: Cllr J Blois declared the following interest: Relation by marriage to the applicant but there were no pecuniary interests. The Clerk advised against voting, but participation in the discussions would be acceptable.

165. Public Speaking: (Members of the public may speak for 3 mins per subject at the discretion of the Chair). A member of the public, who owned property near the site raised concerns about the access and surface water. The resident also gave some valuable historical information to the Council as he had lived in the village for most of his life. The resident also drew attention to the Conservation area. The Council noted these comments before considering the application.

166. To consider the planning application DC/24/0334/FUL [Phased Development of two homes, creation of a new vehicular access and associated landscaping. Land Between 'Somewhere' and 'Farthings', Angel Lane Blythburgh. The Council considered the revised drawings and noted the latest response from SCC Highways dated the 1st July, 2024.

Decision: It was proposed and agreed with 3 votes in favour and 1 abstention that the Council recommended **refusal** of the application DC/24/0334/FUL and that the Clerk would submit the decision with the following reasons: -

- 1. Appearance and design:** The ultra-modern design and appearance, Zinc roofs, aluminum windows, etc. is not in keeping with the character and heritage of the village. As formally identified in East Suffolk Council's Conservation appraisal dated July 2012. *'Despite some intrusive 20th Century development and small-scale incremental change having taken place, the village continues to retain many of the special characteristics which justify its Conservation Area designation. These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, form and layout of the settlement itself and the attractive relationship which exists between the older buildings, the spaces between and around them, and the wider landscape'.*
- 2. Impact of character and appearance of the area:** This development lies within the Conservation area and would be a highly visible on the approach to the village from the South and when leaving the village via Angel Lane. If permitted, based on the current designs, the Council is concerned that this would further erode the value of the Conservation area status and add to the 'intrusive' developments as noted in the Conservation appraisal.
- 3. Layout and Density:** Whilst this consideration normally applies to concerns over the number of units, in this cast the Council strongly believes that this site could have offered value to the sustainability of the village by providing much needed smaller and more affordable units that would benefit the local populace. *Local Plan Policy SCLP5.2 (a) identifies the need in small villages for*

These minutes are confirmed as an accurate record of proceedings of the meeting held on the 13/05/24

Signed (Chair) _____ Dated _____

the development to offer a group of dwellings of a scale appropriate to the size, location and character of the village.

- 4. Access:** The Council had previously raised concerns over the safety and visibility of the proposed access to the site but is pleased to note that SCC Highways has identified the need for the developer to comply with their conditions to improve the access before any other part of the development commences.
- 5. Surface Water:** The Council also notes that an adequate surface water run off solution is to be submitted by the developer before any work commences. The Council would appreciate receiving a copy of the proposed works once it has been approved.
- 6.** Finally, whilst not an objection on planning grounds, the Council nevertheless will be writing to the Heritage officer to obtain an understanding and explanation of the advice given to the developer on the design of the buildings.

167. Correspondence: None

The meeting was closed at 7.03pm