

WALBERSWICK PARISH COUNCIL

Minutes of the **Extra-ordinary Council Meeting** held on **Monday 12th September** at 7.15 pm
at Walberswick Village Hall

Members: Cllr. E Richardson (Chairman) Cllr. L Sutton Cllr. P Widdowson
Cllr. R Catchpole Cllr. P Dunnett

Also present: County Councillor M. Gower, Chairman S Strickland and 26 members of public

24/16 Apologies: There were apologies from Cllr. Widdowson & Cllr. Dunnett

25/16 Declarations of Interest: There were no Declarations of Interest and no Requests for Dispensations.

26/16 Chairman S Strickland – Chairman of the Parish Meeting of Dunwich: Simon Strickland spoke of the operation of a parish meeting with regard to Dunwich. Quarterly meetings are held including an AGM. The parish meeting has more limited powers than a parish council, but when needed additional powers are available from SCDC. The parish has independent local organisations and institutions that can manage and operate funds and events. He referred to the NALC notes on this subject already posted on the website. The chairman of the parish meeting is the only officer in law although the meeting is not run as a fiefdom. He has a team comprising vice-chair, treasurer and amenity warden and sub-committees can be formed to monitor major issues. A chairman's qualities should include leadership, resilience and impartiality. Mr Strickland took questions on administration and the necessary quorum. He concluded by saying that there was no fundamental reason of scale why Walberswick should not become a parish meeting.

27/16 Minutes of the Meeting:

Minutes of the meeting of 1st August were submitted for approval. **It was unanimously RESOLVED that the minutes be accepted as an accurate record and were duly signed by the Chairman.**

Minutes of the extra-ordinary meeting of 22nd August were submitted for approval. **It was unanimously RESOLVED that the minutes be accepted as an accurate record and were duly signed by the Chairman.**

SIGNED _____ DATE _____

WALBERSWICK PARISH COUNCIL

28/16 Finance:

- 1) As at the 15th August 2016, the bank balance was £ 13,041.62 in the Business Bank Account & £ 3534.29 in the Treasurers account. There will be payments of £1457 to go out to the Clerk, £ 936.97 due to the Insurance and £50 plus VAT to Community Action Suffolk who are taking over the supply of web space from SCC which will bring the balance to around £10,600. However the second instalment of the precept (£4000) is due at the beginning of October. **NOTED**
- 2) It was confirmed that the new items of play equipment had been added to the insurance. **NOTED**
- 3) The approval of payments form (previously circulated) was presented. **It was unanimously RESOLVED to approve the payments.**
- 4) In accordance with the statutory regulations, the notice regarding the Exercise of Public Rights had been published and would run from 29th August to 7th October. **NOTED**
- 5) **RFO:** The former Clerk/RFO, Mrs Forster, had offered to remain as RFO, but not clerk, for the time being on the basis of five hours per month at the same rate of pay, without attendance at meetings. **It was unanimously RESOLVED to accept this offer.**

29/16 Planning Application DC/16/3222/FUL – Longwood, Church Field. It was noted that the closing date for comments had been extended to 15th September. Comments had been received from the Planning Advisory Group recommending refusal of this application as appended to these minutes. **It was unanimously RESOLVED to accept the comments and advise SCDC accordingly.**

30/16 Community Governance Review

It was unanimously RESOLVED to proceed with a petition to be presented to SCDC seeking a Community Governance Review.

Meeting closed at 8.00pm. Next meeting 7.30 pm 21st November 2016 in Walberswick Village Hall

APPENDIX

SIGNED _____ DATE _____

WALBERSWICK PARISH COUNCIL

Planning Advisory Group: Report to Walberswick Parish Council
Planning Application DC/16/3222/FUL
Longwood, Church Field. Walberswick IP18 6TG

SIGNED _____ DATE _____

WALBERSWICK PARISH COUNCIL

Planning Advisory Group: Report to Walberswick to Parish Council

Planning Application ref DC/16/3222/FUL
Longwood, Church Field, Walberswick, IP18 6TG

3.09.2016

1 The application relates to the demolition of the existing 3 bedroom bungalow and the construction of two five bedroom chalet bungalows in its stead.

The site adjoins the northern boundary of the Conservation Area and the churchyard of St Andrews. The house lies to the north of the plot, overlooking a large garden. Visible from The Street through the ruins of the church and along the eastern boundary, the garden contributes to the tranquillity and spaciousness of the churchyard and the setting of the church. The church is listed Grade 1.

Access to Longwood is from Church Field, a private road leading from Palmers Lane and developed from the 1960's onwards, predominately with single storey houses. It is understood that the restriction in height resulted from planning policy at the time, designed to minimise the impact of development on the sensitive boundaries to the Common to the north and the Church and churchyard to the south.

The house lies on the axis of Church Field at the point where the lane turns north and the density of development is noticeably reduced. The gravelled drive, the holly tree and the apple orchard at the entrance to Longwood close the view from Church Field and are important elements in defining the character of the lane. Gardens merge with the trees beyond to create an environment that is secluded, leafy and informal.

2 Although described in the application as chalet bungalows, the redevelopment in effect proposes the construction of two two storey houses (referred to as plots 1 and 2). No floor areas are given nor plan dimensions or ridge heights but it is clear from the amount of accommodation shown on the drawings that these will be substantial buildings (noted as such in the Design and Access Statement), having a significant impact on their surroundings.

The Design and Access Statement states that 'the dwellings sit on an extensive plot retaining a low overall density, in accordance with neighbouring plots' In fact, the proposed development would increase density in this corner of Church Field more than threefold, with a corresponding enlargement of building volume.

Plot 1 is sited to the north of the existing house, close to the northern boundary and overshadowing the neighbouring bungalow, 'Half Acre', and its garden. The view along Church Field to the surrounding trees will be obscured by the bulk of the new building. The orchard at the entrance is to be destroyed in order to construct the additional vehicular access and turning areas required to service plot 1. Unlike the existing gravelled drive, the new access will be paved in tarmac.

WALBERSWICK PARISH COUNCIL

The Design and Access Statement provides no environmental appraisal of Church Field.

Equally detrimental is the development of Plot 2. The intention is to build the house in the south east corner of the plot, less than four metres from the boundary of the churchyard. At ground floor, the house will present a wall to the churchyard, more than 16 metres long, incorporating a rear entrance door and windows to a kitchen and utility room. At first floor, dormer windows from two bedrooms will directly overlook the area of the churchyard where burials currently take place and graves are visited by the bereaved.

The mass of the house will clearly be seen in conjunction with the church when viewed across the churchyard and from The Street.

No elevations or sectional drawings have been provided to show these relationships. Indeed, other than indicating the church on the site location plan, the application makes no reference to the church or the churchyard.

3 Despite invoking the 'New England' style as an inspiration, the architecture of the new houses is undistinguished and inappropriate. The assemblage of steeply pitched roofs and dormers gives an obtrusive and overbearing character to the already significant bulk of the houses. The intention to paint the timber cladding light green and windows, barge boards, gutters etc white will serve to make the development more conspicuous.

The proposal is in contrast to the quiet simplicity of the existing house, where the single storey form, well composed elevations and weathered timber cladding integrate the building with its surroundings.

4 The application to redevelop Longwood has similarities to the recently refused proposal for a house to the rear of The Old Rectory and the same comments apply:

- The proposal is obtrusive in its mass and form and will be detrimental to the setting of the Church
- The proposal threatens the spacious and tranquil character of the churchyard
- The proposal will have a negative impact on surrounding properties
- The proposal will erode the established character of Church Field
- The proposal will result in the loss of garden area to the detriment of the local environment

4 In the opinion of the Planning Advisory group, the proposed development would cause serious harm to the setting of a Grade 1 Heritage Asset, the wider Conservation Area and the established character of Church Field, and is in conflict with provisions of the Local Plan:

WALBERSWICK PARISH COUNCIL

- Policy DM 7 does not allow the subdivision of plots where development would 'reduce the residential amenity' or 'result in the erosion of the particular character of the surroundings' nor where a proposal is not 'well related to adjacent properties'
- According to Policy DM 21 'proposals that comprise poor visual design and layout, or otherwise detract from the character of their surroundings will not be permitted'
- According to Policy DM 23 'When considering the impact of new development on residential amenity, the Council will have regard [amongst other matters] to the resulting physical relationship with other properties'

On these grounds, we consider the proposal is unacceptable.

SIGNED _____ DATE _____