

BRAMFORD PARISH COUNCIL

MINUTES OF THE MEETING HELD IN THE PARISH ROOM, BRAMFORD ON MONDAY 10TH APRIL 2017

PRESENT: B Earthy, J Dodds, J Gardiner, W Holton, G Key, P Kingham, Mrs C Mobbs

1.4 QUESTIONS FROM THE PUBLIC

Residents opposed to a recent planning application behind 3-5 The Street made a number of comments to support their position, including concerns over pedestrian safety and suitable access to proposed property.

Councillors were advised of a 70-strong petition already submitted to MSDC.

2.4 TO RECEIVE THE REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

None present. Apologies from Cllr Field previously received.

3.4 APOLOGIES

Mrs M Brand, J Hooker

4.4 Declaration of interest appropriate to any item on the agenda

None received

5.4 MINUTES

Minutes of the meeting held on 20th March approved and signed

6.4 ACTIONS OUTSTANDING

- a. Councillors agreed for Clerk to prepare and send tenders for repairs to sundial bench using reconstituted materials.
- b. Bramford Lawn Cemetery – pathway – Councillors agreed for tenders to be sent out confirming path width at 60cm.
- c. Street Cleaner's Wages – Councillors agreed to a formal contract, accepted by the recipients, with an hourly rate set at UK Living Wage.

7.4 FINANCES

- a. Monthly Payments – it was agreed to sign cheques to the value of £5,149.45
- b. Review of Internal Audit – Internal Audit policy review approved and signed

2017-04-10 minutes

8.4 PLANNING

- a. 0501/17 – Erection of a new dwelling – Land to rear of 3-5 The Street

Bramford Parish Council has considered this application and continues to oppose it for the following reasons.

The Council note the development now relates to a two storey dwelling, rather than the single storey dwelling originally proposed, and feel the objections made regarding the original application still apply.

Access to the property is considered unreasonably restrictive and poses a very real danger to pedestrians using the adjacent bus-stop and foot path accessing the primary school site and sheltered housing accommodation. In fact, representation has been made by the Council to the planning officer responsible for this development following concerns that the developers have extended the boundary fence into this pathway.

The Suffolk Design Guide for Residential Areas (5.10.2) states a private driveway should have a maximum width of 3mtrs and measurements, shown on the plans provided, do not satisfy this requirement.

The National Planning Policy Framework (para 64) states ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the...quality of an area and the way it functions.’

The NPPF (para 32) also states ‘...safe and suitable access to the site can be achieved for all people.’

The Parish Council consider that none of these requirements have been achieved in the circumstances.

In addition, the Parish Council have been made aware of the existence of a sewage pipe that services the properties nearby, believed to be shown on the plans within the area of the proposed driveway which effectively denies future access to residents in the case of an emergency or general maintenance needs. The Council request further information as to whether rights of access have been considered by the developers to facilitate any entry onto private property when considering this application.

- b. 1202/17 – Creation of a new vehicular access and gravel driveway – 3 River Hill, Bramford Road

Bramford Parish Council considered this application and made the following observations.

The property relating to this application, 3 River Hill, is described as a boutique B&B specifically designed for one family at a time.

The obvious question therefore is why such a significant amount of extra parking, as shown on the plans provided, is required in the circumstances.

The Council accept the existing access to the property is far from ideal, however, they also feel that the proposal to move this access a short distance further down the same road does little to alleviate the problem, whilst potentially adding to numerous vehicles already accessing and exiting private and commercial properties on a daily basis within metres of the proposed access. As a result Bramford Parish Council opposes this application.

- c. 1204/17 – Erection of single storey rear/side extension, loft conversion and double garage –
12 Bullen Close

Councillors offered no objections to this application

8.05pm Meeting closed