

## **BRAMFORD PARISH COUNCIL**

### **MINUTES OF THE MEETING HELD IN THE PARISH ROOM, BRAMFORD ON MONDAY 12<sup>TH</sup> MARCH 2018**

**PRESENT:** Mrs M Brand, B Earthy, W Holton, J Hooker, A Horn, G Key, P Kingham

#### **1.3 QUESTIONS FROM THE PUBLIC**

Several concerns were raised with regard to agenda item 4, planning application DC/18/00745, including the safety of vulnerable pedestrians using the public right of way adjacent to the proposed parking bay, issues over potential breaches of the title deeds relating to an existing property and the lack of adequate parking for the proposed dwelling as per national and local guidelines.

#### **2.3 APOLOGIES**

J Gardiner

#### **3.3 Councillors declaration of interest appropriate to any item on the agenda**

None received

#### **4.3 PLANNING**

- a. DC/18/00745 – Full Planning Application – Erection of 1 No dwelling – 3-5 The Street

Councillors considered this application and wish to make the following comments

The main concerns relates to parking provision for the new dwelling and Councillors wish to refer Mid Suffolk DC's planning officers to previous concerns raised regarding earlier applications.

In February 2017 (0510/17) Councillors agreed that access to the site runs alongside a busy right of way, frequented by young children attending the nearby primary school and elderly residents accessing village amenities from sheltered housing accommodation.

They felt that access on and off the site would interject with this right of way making the area excessively busy and potentially unsafe for pedestrians.

It was also agreed that additional parking would have a detrimental effect on the existing parking bays relevant to the two dwellings fronting the proposed development.

It was also considered that an attempt to 'squeeze' another property on the site, after the re-development of the existing commercial property into two dwellings, was an act of 'unsightly greed' and this remains the opinion of the Parish Council with regard to this latest application.

In April 2017 (0501/17) Councillors opposed a revised application, noting that the original one storey dwelling had been replaced by a larger two storey property.

Issues around access on and off the site were raised once again, including reference to the Suffolk Design Guide for Residential Areas and the NPPF, paras 32 and 64.

In August 2017 (DC/17/04057) Councillors again considered a revised application where it was noted the dwelling had, once again, been reduced to a one storey property.

However, parking remained a considerable concern with further reference made to the NPPF, para 32, and Policy 10 of the Highways Considerations in Development document, including the consideration for the following,

- The provision of safe access and egress from the site
- The suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic and pedestrian safety
- The provision of adequate space for the parking and turning of cars and service vehicles within the curtilage of the site.

Councillors continue to consider the parking provision, in this latest application, inadequate still, with regard to current guidelines, including the Suffolk Guidance for Parking 2015 document that determines the specific provision of car-parking spaces according to the size of the property. In this instance a minimum of 1.5 spaces, two if no shared space is allocated.

There is also no provision for allocated visitor parking, which indicates that this will result in on-street parking at an already busy and hazardous stretch of road that has to accommodate on-street parking already at a maximum, a bus stop and pub car-park access adjacent to the site, a blind bend and significant stretch of drop kerb. It is noted that plans supplied indicate this is suitable for on-street parking thereby preventing the free-flow of vehicles on and off private property and the main highway.

It is also noted, on the Design and Access Statement, para 3.2, that apparently adequate parking is available, tandem style, at the front of the property. This is not the case, and breaches title deeds relevant to the existing privately-owned dwelling identified as No 5 The Street.

Councillors also note that the single proposed allocated parking space boundary, as shown on the 'proposed plans' document crosses the private property of No 5 The Street, as per the title deeds.

It is also proposed that all four existing allocated parking spaces be moved to accommodate the additional space. These spaces form part of two privately-owned dwellings and the Parish Council supports both owners, who have made it very clear that they object to any proposal that affects their properties.

As a result, Councillors consider the proposed parking allocation for this application wholly inadequate.

It is also noted that further infringement of privately-owned land, relating to No 5 The Street, where the rear garden has been rounded off and where the title deeds show a squared-off corner.

It should also be noted that previous encroachment onto the public right of way, as a result of the earlier development, has still not been rectified, as per information on the Consultee document from Suffolk County Council's Public Right of Way department, where the last paragraph on page 1 states 'The alignment, width and condition of Public Rights of Way...shall remain unaffected by the development...any damage resulting from these works must be made good by the applicant'.

Councillors note that this latest application is a proposal for a two storey dwelling once more, with the two main upper floor windows looking directly over the primary school playing field and, according to the plans, no provision for adequate privacy in the circumstances.

Councillors therefore wish to conclude that they continue to object to this application, with reference to previous objections and all concerns detailed here, and also support the concerns of affected residents and other relevant interested parties.

CHAIRMAN

DATE