

LACKFORD PARISH COUNCIL

Minutes of the planning meeting held on Wednesday 16th February 2022

Councillors present: Stan Green (Chairman), Harry Lidster, John Coldwell, Naomi Palmer, Steve Jones, and Andrew Ramsay.

Also present: Joanne Kirk (clerk) and 4 member of the public

1. Acceptance of apologies for absence

Apologies were received from Roland van Wijk and the reason for absence accepted.

2. Declaration of Interest in items on the agenda and dispensation requests

Steve Jones declared a direct pecuniary interest (DPI) in planning application DC/22/0065/HH and submitted a dispensation request to be allowed to participate and vote at the meeting. It was resolved that Steve Jones would be allowed to make a representation during the public session but then be required to leave the meeting and not take part in the discussions about the application or the vote.

Stan Green declared a non-pecuniary interest as he lives in a neighbouring property. He was allowed to take part in the meeting and vote.

3. Public session

The following issues were raised during the public session.

a) Planning application DC/22/0065/HH

The applicant made a representation giving his views about the application and providing background information about the site. He explained that the outbuilding would be used for storage and paddock mowing equipment. He then left the meeting.

One resident asked about the other outbuildings on the site and their proposed use.

One resident spoke about the fact that the land behind the Oaks was agricultural land when they purchased the property and they were not aware that there was any intention of anything being built on the land. They bought the house for the view. Had an application been put in before the outbuilding was built, they would have been able to raise their concerns with West Suffolk Council at that time. There are now three structures on the site all of which are behind Bay Tree House, not The Oaks. Concern was also raised about the future use of the outbuilding and potential noise implications. Screening would improve the situation and provide more privacy. The trees in their garden were removed as they were all dead*.

One resident felt the outbuilding is not an eyesore and blends in with the surrounding area. The container and timber shed, however do not blend in with the area.

****Correction to the minutes made at the meeting on 14th March 2022****

Lackford Parish Council has subsequently found out that some, but not all of the trees behind Baytree were dead.

4. Planning

a) DC/22/0065/HH - The Oaks, Lackford - Detached outbuilding

The clerk spoke to Planning Officer Sarah Drane at West Suffolk Council to clarify the background to the site and how the Parish Council should respond to the application which is retrospective. She confirmed that the fact that the planning application is retrospective has no bearing on the application and cannot be taken into account when considering the planning merits. Lackford Parish Council can only respond on material considerations such as size and impact on the residential amenity of neighbouring properties.

Sarah Drane also explained that permitted development rules only apply to land within the curtilage of a building. The curtilage cannot be extended by a Lawful Development Certificate (LDC). The LDC applied for by the applicant allows the extra piece of land to be used as a garden, but it does not come with any permitted development rights. Even if the land has been owned for 10 years or more no permitted development rights apply. If any other residents have extended their gardens and wish to build on the extended area, they should be advised to follow the planning process and submit an application.

Lackford Parish Council recognises that this is a retrospective planning application and that the work was carried out without planning permission as it was on land outside the curtilage of the Oaks and therefore not classed as permitted development. Based on the advice from West Suffolk Council however, that Lackford Parish Council can only respond based on material planning considerations, following a majority vote, it was resolved that Lackford Parish Council would object to this application for the following reasons:

- DM2,gvi - Impact on the residential amenity of Bay Tree House because of the height and size of the outbuilding and its location behind this property as opposed to the Oaks.
- No information is provided about the future use of the outbuilding however a gravel driveway has been built providing vehicle access to the site. Future use could have noise implications for neighbouring properties and the Parish Council requests that West Suffolk Council imposes a restriction limiting use to storage only.

It was resolved that the following comment would also be submitted: The outbuilding should be built in a less obtrusive location, behind the applicants own property or within the curtilage of their property. Screening would help lessen the visual impact of the outbuilding.

5. Grass cutting contract for 2022.

Lackford Parish Council has received a quote of £294.28 to cut the grass at the entrances to Old Bury Road once a month from March to October with no herbicide application. Two additional quotes were sought, but the contractors opted not to submit quotes. It was resolved that the Parish Council would accept West Suffolk Council's quote but would request that areas with daffodils be left until the growing season has finished.

6. Approval of any payments

There were no payments to approve.

7. Any other business for noting or including on the next agenda on Monday 14th March 2022.

The following items are for noting:

- Meeting on 1st March 2022 relating to damage to the Icknield Way track. Naomi Palmer agreed to attend.
- Meeting on 3rd March 2022 about the possibility of creating footpath links between local villages. Andrew Ramsay and Naomi Palmer agreed to attend.

The following items are for including on the next agenda:

- Review of 'No mowing May'.
- Updates on the meetings on 1st and 3rd March 2022.
- Request for a bus stop on Bury Road

There being no further business the meeting closed at 8.44pm

Signed: **Dated:**