

Grundisburgh & Culpho Parish Council
Minutes of an Extraordinary Meeting of the Council held on Monday 19th February, 2018
in Grundisburgh Playing Field Pavilion

NOTICES had been posted according with regulations.

Present: - Messrs. S Barnett (in the Chair), C.Burch, G.Caryer, J.Dunnett, D.Higgins, P.Kendall, Miss V Barker, Mrs M Bean, Mrs.S.Grahn and 7 members of the public.

1. Apologies for absence Messrs..J.Lapsley, R.Youngman, Mrs.F.Cambridge, Mrs.A.Willetts

2. To receive members declarations of interest. No interests were declared

3. Public Open Forum – relating to item 4 Mr. Barnett proposed seconded by Mr.Caryer, to unanimous approval, that the formal meeting be temporarily suspended and members of the public invited to address the meeting. The following issues were raised:

- There are significant inaccuracies in the plans of the proposed development in scale, siting, and relation to adjoining properties.
- Current parking problems in the area would increase.
- The two storey building would be intrusive in the conservation area.
- The height and closeness to adjoining properties would cut out light and sun

4. To discuss the following Planning Application

DC/18/0317/FUL Olde Forge Stores, The Green Grundisburgh. Proposed alterations and erection of first floor extension to provide studio flat over shop.

On return to the formal meeting the comments made by members of the public were fully discussed and endorsed.

5. To formulate the Parish Council's response to Suffolk Coastal District Council

Mr.Caryer proposed seconded by Mr.Burch, to unanimous approval, that the Parish Council should object to Application DC/18/0317/FUL and that the following submission be made to Suffolk Coastal District Council

The Parish Council objects to the above application.

There are significant inaccuracies in the plans of the proposed development in scale, siting, and relation to adjoining properties. These are detailed by a resident in his objection to this proposal.

As the name suggests this building was a Forge, a single storey construction in the historic centre of the village. The ground levels around the site gradually rise from north-west to the south-east, then sharply increase adjacent The Dog Public House. The visual affect of the change of levels is that, despite the single storey form of the Old Forge Stores there is no appreciable difference in height from the neighbouring dwellings at Willow Cottage and Westholme. The proposed two storey building would stand out in the street scene in this very important and significant part of the historical centre of the village. The proposals would constitute over development of this site in the conservation area.

The proposed small first floor flat would have a poor access via an external stairway, a small window at one end giving restricted light and ventilation resulting in a poor quality living space that would cause serious harm to the amenity of any future occupiers. Furthermore, the height and scale of the extended Old Forge Stores would cause harm to the neighbouring dwellings at Willow Cottage and Westholme; an overbearing relationship that would have a significant adverse impact on neighbour amenity. The proposed development is therefore contrary to Local Plan Policy DM23 - Residential Amenity.

Any residential parking would exacerbate an already very dangerous parking/ traffic problem at the entrance to the centre of the village. The wall outside the Coach House, and the wall outside The Parish Room opposite this site have been knocked down several times by vehicles reversing from the stores, the last time just before Christmas. This main street between the Parish Rooms and the Forge Stores has been recognised as a dangerous pinch point at the entrance to the village for many years.

5. To formulate the Parish Council's response to Suffolk Coastal District Council cont...

The Parish Council took the unusual step of erecting its own warning sign on Weir Pond Green to alert road users to the danger of the concealed entrance / exit. Clients accessing the car park of The Dog have a right of way across the land to the side of the store, as do the owners of the bungalow to the rear and members of the Bowls Club, situated at the rear of the pub. The access is often blocked by parked cars and delivery lorries causing danger as well as inconvenience. Forge Stores is now the village Post Office so has even more traffic movements associated to it.

In response to consultation on DC/16/3127/FUL, which was withdrawn by the applicant, The County Council as Highway Authority recommended *'that the current application should be refused for the following reasons: Following a site investigation, the visibility splays from the driveway is substandard in both directions and there is no evidence to suggest that safe and suitable access can be achieved by all (National Planning Policy Framework para.32). This highway safety concern is heightened by the lack of turning facilities for parked vehicles.'*

No vehicle parking details are submitted for this application.

The proposed first floor extension would take light/sunlight from both the building and garden of Willow Cottage. When C7/1476/FUL was approved in 2007 Willow Cottage was rented and the owner was not informed of the application. She now resides in the cottage and was able to prove, via her deeds, that the land at the front of the shop was within her ownership. The Parish Council did not object at the time of that application as sufficient members were persuaded that without a residential facility the shop could not survive. Clearly that has not happened.