

Grundisburgh & Culpho Parish Council
Minutes of an Extraordinary Meeting of the Council held on the 28th October, 2024
in Grundisburgh Parish Rooms

NOTICES had been posted according with regulations.

Present: - Messrs. G.Caryer, A .Dunnett, J.Dunnett, M. Harris, R.Youngman, Dr. M. Mason, Mrs.A.Willetts (in the chair), District Councillor C. Hedgley and 15 members of the public

1. Apologies for absence Messrs. B. Cook, C. Dow M .Rankin Mrs. J. Bignell

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

3. Public Open Forum – relating to item 4 Mrs. Willetts explained that Flagship have submitted the details of their proposal laid out in their previous application DC/22/1609/OUT which was approved by East Suffolk Council on the 17th February 2023. The layout of the properties is the same as the original outline plan. 3 terraced properties, 2 2bed and 1 3bed on the northern site, with parking for 3 cars within the area and 1 car on the access drive. This area also has a storage area for dustbins. On the site closest to the Village Green a pair of semidetached 2 bed and a detached 3 bed each with parking for 2 cars within the curtilage. There is still a proposed area of public open space.

Mrs. Willetts invited members of the public to address the meeting

The following comments were made.

- The addition of more affordable homes in Grundisburgh was welcomed but this proposal presented problems.
- Parking is very problematic at the moment and will only worsen with the addition of 6 more homes.
- Delivery, Service and Bin Collection vehicles have great difficulty in manoeuvring in the Close.
- A survey revealed that currently there are 40 cars based in the Close and this could increase as several mainly elderly residents do not own a vehicle. New tenants are likely to be car owners.
- Difficulties in finding a parking space could lead to Anti Social behaviour.
- There is no need for a communal green area in the centre of the site as the Village Green is very close. This area could be better used for car parking.
- Difficulties with parking vans and lorries whenever any works or repairs were being carried out on existing properties

4. To formulate the Parish Council's response to East Suffolk Council

DC/24/3618/ARM Land off Cranworth Close. Construction of up to six dwellings (Class C3), provision of parking, hard and soft landscaping, access, open space and other associated works -

On return to the formal meeting and after further discussion Mrs. Willetts proposed seconded by Mr.Caryer that the following response be submitted to East Suffolk Council. Approved 6 members voting for 1 member (Mr.J.Dunnett) voted against.

The Parish Council objects to....

- a) the proposed 6 properties on the site
- b) the area of public open space.

The Parish Council considers that site A, the site closest to the Village Green could better accommodate 2, 3bed dwellings with parking for 2 vehicles to the side of each of the properties.

The northern site B could better accommodate 2, 2bed or 2, 3 bed dwellings with parking for 2 vehicles to the side of the properties and could then provide a dedicated parking space for No 9 and visitor parking thereby avoiding the need for the space on the access to site .

The proposed infill development would then be supported by Policy SCLP5.7: (of the Local Plan adopted 2020). which states

- a) The scale, design and materials would not result in harm to the street scene or character of the area.
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site.
- c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings.
- d) Existing and proposed dwellings have sufficient curtilage space.

The Parish Council objects to the proposals to create a communal green area in the centre of the site. All the existing semidetached properties have garden areas within their curtilages and the Village Green; the centre of our village community, is very close to the site. It is suggested by the existing residents and the Parish Council that this area should be redesigned to create more parking for the residents of the bungalows and adjoining houses as the loss of the garage blocks will make the manoeuvring of vehicles problematic with the existing layout.

All the existing properties on Cranworth Close are semidetached offering direct access to rear gardens. To cram 3 terraced properties on the northern site with a narrow access containing a designated parking space, will cause unnecessary problems. The central property of the 3, will have to access the rear garden through the house.

A pair of 2 or 3 bed properties with parking could be accommodated on this site, thereby getting rid of all the problems caused by designated parking and dustbin storage in front of the properties in a communal area.

As all the existing properties on Cranworth Close have private garden space. The proposed landscaping is totally unnecessary on this small site along with the visitor cycle parking. That area of the site must have more parking spaces for existing residents and visitors to alleviate the manoeuvring space lost within the garage curtilages.

The Parish Council welcomes all the proposals contained in 6.1 Environmental Sustainability. Page 25 of the Design & Access Statement. Particularly the proposals to include

- Renewable Energy, Photovoltaic panels to roof, air source heat pumps,
- Electric vehicle charging post within car parking spaces 1 per dwelling.
- Cycle storage unit 1 per dwelling for 2 bikes within rear garden.
- 2 waste bins per dwelling within rear garden.