

# BOTESDALE PARISH COUNCIL

Minutes of the meeting held Monday, 10 August 2020  
Online Zoom Meeting

**Present:** Cllr Des Bavington-Lowe (Vice-Chair) Cllr Simon Dickinson  
Cllr Greg Russell Cllr William Sargeant (Chair)

Parish Clerk – Leeann Jackson-Eve  
County/District Cllr Jessica Fleming  
2 Members of the Public

7.00pm The Chair welcomed those present and opened the meeting.

1. **Apologies for absence:** Cllr Ernie Baxter
2. **To confirm the Minutes of the Meeting held 13 July 2020.** The minutes, circulated prior to the meeting, were agreed as a true record.
3. **Members Declarations of Interests and Dispensations:** None.
4. **Public Forum:** A member of the public spoke about the loss of parking that would result from approval of Land East of Chapel Lane (item 5.1.1). The concrete pad on Chapel Lane was owned by the Llanover estate and around 15 houses at Oswald Mews and Chapel Lane used it for additional parking. It was noted that Oswald Mews provided one space for each of the 11 houses but there was no additional parking for visitors or tradesmen. This arrangement was formalised with an agreement with the landowner and residents made an annual payment for its use. Recently, Llanover had given Bennett Homes, the developer for Land South of Diss Road (item 5.1.2), an option on the site which would expire in November 2021. Residents were very concerned about the loss of extra parking and the potential for this leading to an increase in on-street parking. Chapel Lane was a narrow road, and on-street parking could block dust carts and emergency vehicles.

Another member of the public queried the layout of the road system leading from the Land South of Diss Road to Land East of Chapel Lane and this was clarified by the site maps provided in both applications.

## 5. **Planning:**

### 5.1 **Planning Applications:**

5.1.1 **Land East of Chapel Lane.** Ref DC/20/02821. Planning Application - Erection of 3no dwellings. The PC noted the concerns of local residents outlined in the public forum. Councillors considered that the loss of amenity parking was regrettable and significant since it might result in cars being displaced to on-street parking which could be hazardous on such a narrow lane. Additionally, it was felt that the current arrangement of the three new houses, with frontage onto Chapel Lane, would encourage those residents and their visitors to use on-street parking. It was agreed that the site was large enough to provide adequate space for the parking court, dwellings and curtilage to be moved to allow continued parking for local residents' cars along what is currently a concrete pad. In more general terms, the PC felt that the application was short on detail and the design and access statement was particularly lacking. For example, it was noted that the development made no provision for external storage and councillors referred to Neighbourhood Plan Policy 10 which called for adequate provision for the covered storage of all wheelie bins and cycles. However, of greatest concern was the interdependence of the development with that of Land South of Diss Road (DC/20/03098). The PC considered that this was not truly a separate application as the developer had not shown how this could be built, and more significantly, accessed, independently of Land South of Diss Road. It was therefore RESOLVED, with all agreed, to object to the application based on the concerns outlined above.

5.1.2 **Land South of Diss Road.** Ref DC/20/03098. Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure. Councillors expressed significant disappointment in the development

which could have been anywhere in the country and was referred to by one as a "rabbit warren of box houses". It was felt that some dialogue between the PC and the developer would have helped in this respect, but it was noted that when approached by the PC, the developer had not been forthcoming. It was strongly felt that the application would have benefited from a Design and Access Statement or general description of how the proposed development met the requirements of the Botesdale & Rickinghall Neighbourhood Plan, in particular Policy 15 on Design Considerations, as the design of the individual houses was bland and lacking in local distinctiveness. A significant concern was the narrowness of the roads, with minimum parking provision per dwelling and no consideration of parking requirements for guests and service vehicles. Local experience of a similar site design at Ryders Way, Rickinghall was that on-street parking became pervasive and traffic manoeuvring on the site became hazardous. This would not be helped by the lack of provision for external storage and councillors referred again to Neighbourhood Plan Policy 10 which called for adequate provision for the covered storage of all wheelie bins and cycles. Finally, there were concerns about the lack of landscaping detail from the Diss Road access to the first dwellings. The PC RESOLVED, with all agreed, to object to the application for its poor design, poor layout and general failure to address these issues with reference to the Botesdale & Rickinghall Neighbourhood Plan, as outlined above.

**5.2 Notice of Intent to prune/remove tree(s) in the Conservation Area: None.**

5.2.1 The Cottage, Bridewell Lane. Ref DC/20/03110. Application for works to tree/s in a Conservation Area - Fell 1 No Ornamental pine tree, due to excessive growth and shading (see supporting statement). It was RESOLVED, with all agreed, to have no objection.

**5.3 Notification of Planning Decisions/Appeals by Mid Suffolk DC:**

5.3.1 **Grove View Workshop, The Common.** Ref. DC/20/02265. Application to Determine if Prior Approval is required for a Proposed: Change of Use of Agricultural Buildings to Dwelling houses (Class C3), and for building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Conversion to 1 No dwelling. Prior Approval GIVEN.

**6. Next Meeting: 7 September 2020**

The Chairman closed the meeting at 8.16 pm.