

COTTON PARISH COUNCIL

MINUTES of the Parish Council Meeting held online on June 11, 2020 at
7.30pm

PRESENT

Cllrs Peter Gibbs, Beryl Ellis, Sarah Wenban, and Rod Caird (Clerk). County Cllr Andrew Stringer and District Cllr Andrew Mellen were also present.

1/110620 Apologies and approvals of absence

Paul Howlett and David Williams had sent apologies and their absence was approved. Ryan Grimwood and Sue Cox were absent.

2/110620 Declarations of Interest and dispensations requested

None

3/110620 To receive comments from members of the public on matters on the Agenda

Cllrs Mellen and Stringer presented reports. Cllr Stringer noted continuing coronavirus cases in Mid Suffolk, and that the County had worked effectively with schools and parents in bringing pupils back to school. Cllr Mellen noted pressure to improve access for walking and cycling routes. The district taskforce on climate change is taking proposals to the cabinet and full council.

4/110620 To consider two planning applications:

DC/20/01947 - Erection of 1No dwelling, detached cartlodge with storage to the side and over and new vehicular access, Land Adjacent To Broad View, Broad Road

DC/20/01937 - Erection of 1No dwelling, detached cartlodge with integral annexe and new vehicular access, Land Adjacent Long Meadow Broad Road

After discussion it was agreed to comment as follows:

20/01947: The Parish Council is opposed to this application. When considering the previous application for the site alongside the current proposal (03309), the Parish Council stated:

The planned dwelling is disproportionately large, compared with others in the locality, and is situated on a site outside the village boundary both as shown in the previous Local Plan and the new draft Joint Local Plan. The site is currently agricultural land and there is no reason for that to be changed in the context of non-agricultural sites indicated in Cotton's response to the draft Local Plan as being potentially available for housing if required. Cotton's response to the draft Plan indicated a preference expressed by residents after extensive consultation for more modestly sized and comparatively affordable housing, on sites which could be made available without reducing the precious stock of viable agricultural land.

The proposed property does not satisfy any of the needs or criteria expressed in local consultation and submitted to the draft Local Plan, and as such should be rejected on clear planning grounds.

If the Planning Officers are minded to approve the application in spite of this objection, the

Parish Council requests that it be referred to the District Council's Planning Committee for determination.

Application 03309 was approved by planning officers in spite of opposition from the Parish Council and others but the arguments deployed then still apply in relation to 01947. The structure will be hopelessly out of character compared to others in the vicinity and will by some distance be the largest house built in modern times in Cotton. The land on which it is to be built and the land behind it on the same site will be lost to agriculture.

Reference should be made to the appeal decision APP/W3520/W/16/3160505 Land adjacent to Copper Field, The Street, Bacton, which has some similarities in that the proposed large dwelling was to be built on agricultural land on a site whose sustainability from the standpoint of transport and amenities was doubtful. The proposed building was also out of character and disproportionately large compared to neighbouring homes. The inspector concluded:

"I find that the special circumstances necessary to justify isolated new homes in the countryside under Framework paragraph 55 have not been met. Moreover, the proposal would not be sustainably located and would be harmful to the character and appearance of the area. Consequently, it would not accord with CS Policy CS5 inasmuch as it requires development to conserve the qualities of the landscape and respect local distinctiveness, or with LP Policy GP1 which requires development to maintain or enhance the character and appearance of its surroundings, among other things. Nor would the proposal accord with Policies FC1 or FC1.1 of the Council's Core Strategy Focused Review 2012 (CSFR) which presume in favour of sustainable development."

For these reasons the Parish Council believes the application should be refused. In the event that planning officers are minded to approve, the Parish Council requests that the matter be sent to the Planning Committee process for consideration.

20/01937: The Parish Council also opposes this application. The proposed annexe cartlodge takes the settlement area of the site beyond the boundary established by the previous application (03309) and encroaches still further into agricultural land, which will be lost to use as it is landlocked. There is no housing argument for an annexe to a dwelling which is already large, and also out of keeping with surrounding properties.

In the event that planning officers are minded to approve, the Parish Council requests that the matter be sent to the Planning Committee process for consideration.

5/110620 Correspondence and urgent matters to be brought to the attention of the Parish Council

It was agreed to request a County Council grant of £2,649.00 from Cllr Stringer's budget for purchase of a sound system which can be used for outdoor meetings and activities.

It was agreed to make a Section 137 grant of £600.00 to St Andrew's PCC for upkeep of the churchyard.

It was agreed to pay the Clerk's wages of £265.44 and also the registration renewal fee of £40.00 to the Information Commissioner.

The Cotton Chronicles are now a feature of the parish council website, complementing the Cotton Quarterly during the current postponement of physical publication. A note will be added to the Chronicles to mark the passing of 95 year old Ernie Smith, long-term resident of the village.

A note will be sent to Cllr Grimwade to check that he wishes to continue as a Parish Councillor.