

WICKHAM MARKET PARISH COUNCIL

CHAIR: GEMMA DEMPSEY-GRAY

PLANNING COMMITTEE

CHAIR: CLLR DICK JENKINSON



MINUTES of the meeting of Wickham Market Parish Council Planning Committee held on Wednesday 6 September 2023 at 19:30

- PL23: 20 **Present from the Council:** Cllr Jenkinson (Chair) Cllr Day
Cllr French A. Besly (Clerk)
Cllr Gray
- PL23: 21 **Present from the Public:** 1
- PL23: 22 **Open Public Forum session:** None
- PL23: 23 **Apologies for Absence:** None
- PL23: 24 **Declarations of Interest:** None
- PL23: 25 **Approve the draft minutes.** It was proposed that the minutes of the Wickham Market Parish Council Planning Committee of 1 June 2023 be approved and signed. **All Agreed**
- PL23: 26 **Review planning application** DC/23/1930/FUL Proposal: Conversion and extension of former bakery to a dwelling. Conversion of annexe into ancillary accommodation and new open fronted single storey cart lodge. Demolition of redundant metal framed Dutch barn, single storey storage building. Site address: Gelham Hall, Gelham Hall Road, Wickham Market, Woodbridge, Suffolk IP13 0NE
- It was noted that this proposal constituted an annex to dwelling 2 and not a separate dwelling. **It was proposed** that a consultee comment of "No Objection" be entered. **All Agreed.**
- PL23: 27 **Review planning application** DC/23/3003/FUL Proposal: Conversion of ancillary residential outbuilding to be converted and extended to form one residential unit Site address: Land North Of 10, Church Terrace, Wickham Market.
- This application was discussed in detail and the following was noted:
- The existing footprint is approx. 5.8m x 6.2m and has planning consent to convert to an annex DC/20/4498/FUL, Wed 13 Jan 2021
 - The current application is for a footprint of 12.3m x 7.3m
 - This application is contrary to the emerging Neighbourhood Plan p6.5: *Within the Conservation Area it is considered that anything other than ancillary development is harmful to the character of the Conservation Area and it will not be supported. Where ancillary development, alterations or the felling of the trees is harmful to local character then that will also be considered as inappropriate. Development outside the Conservation Area which harms the setting of the Conservation Area will also be considered inappropriate.*
 - From the planning documentation, there appears to have been no consultation with residents from the rest of Church Terrace.
- Relevant Planning History was noted:
- DC/16/1757/FUL, Tue 21 Jun 2016, Demolition of existing concrete garage and store and erection of a two story garage / workshop building with ancillary space above. **Refused. Reason:** *The proposed two-storey outbuilding would, by reason of its overall scale, siting close to the boundary in mainly open countryside and be in competition with the Terrace's form and materials, result in an overly dominant feature out of character and adversely impacting on the special character and appearance of the Conservation Area, including the open, undeveloped setting, contrary to the NPPF and Policies SP15 and SP21 of the Local Plan.*
Case Officer Report *The proposal is for the demolition of the existing garage and its replacement with a two-storey garage/workshop with ancillary space above. The site is within the Wickham Market Conservation Area with open fields to the south and east while the remainder of the terrace lies to the north. The existing garage and shed are located close to the western boundary of the site adjoining the flint wall which encloses the original rear garden. The Conservation Area appraisal indicates that Church Terrace is comprised of 10 dwellings in Suffolk White Brick with black painted pantiles. It also indicates that the terrace remains relatively intact with small gardens to the front with railings. The appraisal also notes the open, mostly undeveloped area to the east of the Church which provide an unspoilt views of Wickham Market from the A12 and enhance the setting of the Conservation Area. ES; The proposed building would be located with its front elevation aligning with the terrace but at the furthest most point from the side elevation, directly adjacent to the public footpath which curves around the site boundary. It is considered that it would appear as an intrusive feature in an otherwise undeveloped area. It is considered that the proposed building would appear as a separate element from public viewpoints and, although indicated as providing ancillary residential accommodation over a three bay garage,*

would appear as a large intrusive feature of a depth greater than the terraced building and of almost the same width as 10 Church Terrace. As an outbuilding, it is considered that it would be poorly located, over scaled in relation to the property to which it would be ancillary and be of materials which (in the proposed location) would compete with those of the terrace such that the scheme would have an adverse impact on visual amenity and, in particular, have an adverse impact on the special character and appearance of the Conservation Area. Given its location, it is not considered that there would be any adverse impact on residential amenity and there are no highway issues raised by the proposal.

- DC/16/5390/FUL, Wed 26 Apr 2017, Demolition of existing pre-fab concrete garage and erection of replacement double garage. **Permitted**
- DC/20/4498/FUL, Wed 13 Jan 2021, Conversion of existing garage to annexe accommodation. **Permitted. Condition 4: The development hereby permitted shall not be occupied or let as a separate dwelling but shall be used only for purposes incidental to the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse. Reason: The development is such that the local planning authority may not be prepared to approve as a separate dwellinghouse in its own right.**

Meeting Closed 20:26 To ask the member of the public if there was anything he would like to contribute regarding the approval of DC/20/4498/FUL. He declined to comment on this.

Meeting reopened

A vote was proposed for members to express their views. After some discussion, three members voted to object and one voted not to object. **Carried**, the commit will enter a response of **Object**.

The proposed material considerations are:

- Inappropriate size and Scale for a separate dwelling in the Conservation Area: DC/16/1757/FUL **Refused:** The proposed two-storey outbuilding would, by reason of its overall scale, siting close to the boundary in mainly open countryside and be in competition with the Terrace's form and materials, result in an overly dominant feature out of character and adversely impacting on the special character and appearance of the Conservation Area, including the open, undeveloped setting, contrary to the NPPF and Policies SP15 and SP21 of the Local Plan. **These factors have not changed.**
- DC/20/4498/FUL, **Condition 4:** The development hereby permitted shall not be occupied or let as a separate dwelling but shall be used only for purposes incidental to the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse. Reason: The development is such that the local planning authority may not be prepared to approve as a separate dwellinghouse in its own right. **These factors have not changed**
- There is concern over the apparent lack of consultation with neighbours.

All Agreed

PL23: 28 **Review planning application** DC/23/3171/FUL Proposal: Demolition of Outbuilding and Erection of Dwelling Site address: The Walled Garden , High Street, Wickham Market, Suffolk, IP13 0QS

This application was discussed. This is the third time the committee have review planning for this site and this application does not materially change the outward view of the dwelling, simply adds a basement. **It was proposed that WMPC should support this application. All Agreed**

PL23: 29 **149 High Street:** Cllr Jenkinson raised a possible non compliance issue. The Clerk highlighted that the Planning Committee Terms of Reference (ToR) are to *respond* to planning applications. Therefore any reporting to ESC beyond this would be ultra vires. It was suggested that these ToR be updated by full council.

PL23: 30 **Date of Next Meeting:** As required

Closed 20:45

Signed.

Cllr Dick Jenkinson, Chair.

Date.

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