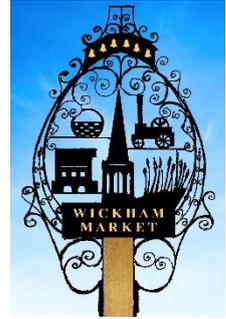


# WICKHAM MARKET PARISH COUNCIL

CHAIR: IVOR FRENCH

## PLANNING COMMITTEE

CHAIR: CLLR DICK JENKINSON



**MINUTES** of the meeting of Wickham Market Parish Council Planning Committee held on Wednesday 4 April 2022 at 19:00

- 1 Present from the Council:** Cllr Jenkinson (Chair)  
Cllr French  
Cllr Gray  
A. Besly (Clerk)  
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**2 Present from the Public:**

**3 Open Public Forum session** (3 minutes per person):

The first member of the public said she had lived in the village 37 years and seen many changes. In the conservation area few trees remain. Her concerns are about access as walls and houses have been damaged. The only tranquillity is a shared communal area. She doesn't object to expansion but does object to a holiday let. The second member of the public confirmed he owned the freehold of the access which is pedestrian only. He says the existing building is not a garage or parking. He says the deeds only allow for vehicular access for 198, 200, 200A, 200B and the coach house

The third member of the public expressed the following concerns:

The space is a small shared area so the conversion will create noise disturbance particularly as it is an Air BnB attracting strangers. This is the last green space in the area so will affect wildlife. The "garage" was built with no planning permission, cars hit buildings and manoeuvring space is so small some would have to reverse out.

The fourth member of the public expressed concerns about more street parking as this is another Air BnB. Also, local families need homes rather than short term rentals. The Wickham Market Conservation Area Appraisal does not carry sufficient weight to prevent trees being taken out and finally the access is only suitable for pedestrians.

The fifth member of the public has come in support of neighbours. He explained that the proposal concerned the garden of 192 High St which is completely detached from the house. If a family moved into 192 High St the garden would be essential as a garden. He works for people in the neighbourhood and expressed concerns over strangers in an Air BnB that are not courteous to residents.

- 4 Apologies for Absence:** None

- 5 Declarations of Interest:** None

- 6 Approve the draft minutes.** It was proposed that the minutes of the Wickham Market Parish Council Planning Committee of 30 April 2022 be approved and signed. **All Agreed**

- 7 Review planning application** DC/22/1390/FUL Proposal: Extension and conversion of existing garage / outhouse  
Site address: 192 High Street, Wickham Market, Woodbridge, Suffolk, IP13 0RF Consultation letter expiry date: 13 May 2022

Cllr Jenkinson briefly explained the emerging neighbourhood plan and some of the policies it contains. He also briefly explained how East Suffolk Council planning system works. He went on to review the planning application highlighting that access has restrictions from overhanging eaves, there was no note in the application of building materials, services, and that the current structure has been given retrospective planning permission. He then read out the applicant's email in full which is attached as an annex.

**Cllr Jenkinson then identified some material considerations**

The 2004 planning decision says:

" The garage shall not be used until the area within the site shown on Drawing 0460/01 for the purpose of manoeuvring and parking of vehicles have been provided. There after it shall be retained and used for no other purpose."

The area for manoeuvring and parking of vehicles has never been provided and the building has never been used as a garage.

The application contravenes the Local Plan Policy SCLP 11.2 Residential Amenity. The proposed development would create noise and disturbance and the physical relationship would cause significant issues for the occupants of surrounding properties. The policy goes on to say that any development must not cause an unacceptable loss of amenity for future occupiers, this proposal takes away the garden. **Councillors all agreed with this assessment**

**Cllr Jenkinson then identified policies in the emerging neighbourhood plan** that this application contravenes; Wick 4 No provision for wildlife and no notes or documents in the application to suggest there would be any provision to enhance the ability of wildlife to thrive.

Wick 5 No indication in the application of any renewable energy provisions.

Wick 7 This proposal does not preserve or enhance green space particularly in the conservation area.

Wick 10 Pedestrian Safety on the access road, because of its size there is no room for a vehicle and a pedestrian to pass each other.

**Councillors reviewed these statements and all agreed**

**Material Considerations:**

**Privacy.** There would be a loss of privacy for the small sitting out area which is surrounded by 188, 190, 192, 194 and 196 High St.

**Layout and Density** – The access to this proposed development is extremely constricted. Drawings show parking but there is no way to turnaround to come out. The parish council question the ability to park cars on site because on the narrow access. This will add further strain to on street parking which is already a significant issue.

**Councillors reviewed and all agreed**

Highway Safety compromised because of egress from the access road where turning a vehicle on site is not possible therefore vehicular access is untenable. This is of particular concern with the expected increase in traffic associated with Sizewell C. **All Agreed**

Other issues with the planning application:

- a. Contaminated Land, the planning application has not complied with the supporting documentation regarding pre application advice.
- b. No Design and Consultation statement in the application.
- c. Access is not owned by 192 high street. Owned by 200 High St who are disinclined to give vehicular access rights

Meeting closed to allow comment from the public

The owner of 200 High St confirmed there are no rights to drive a car over his land for non residential use

Meeting Reopened

It was proposed that the Parish Council object to this application for the reasons agreed in these minutes

**8 Date of Next Meeting:** As required

**Signed.**

**Cllr Dick Jenkinson, Chair.**

**Date.**

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## Annex 1 – Applicants Explanations

Thanks for giving us the opportunity to send a few words for you to read out in the meeting. It's a real shame that we only found out about this meeting yesterday, as we would have preferred to be present face to face to explain our proposal, hear your feedback and ease any concerns.

It may appear like our proposal have caused a few concerns however we are very keen to hear any feedback and are willing to work with everyone to find a solution. Although Wickham Market its not our full time home, we deeply care about the village, community and neighbourhood. We would like to apologise in advance if this has caused any issues, but rest assured that our intention its not to cause any disturbance and we are very keen to find solutions.

We are planning to go to the cottage next week and were hoping to meet with a few neighbours to have a friendly conversation. We would have loved to have this chat sooner but our jobs and family life has taken priority as we are dealing with a few pressing bits right now. Nevertheless we always aim to go to Wickham Market at least once a month and our neighbours can always reach us directly at any point. We also have a local Agent that takes care of the cottage and the guest and they are also always available and can be in the cottage with a short notice.

From what we know there are a few pressing points:

- The size of the access for a car and rights of use for the access road.

It is our understanding that the existing garage was granted retrospective planning approval for use as a garage back in 2004. Our planning application seeks a change of use for this outbuilding to be used, as part of 192 High Street, as habitable space. It is our intention to use the space for short stay holiday breaks for a maximum of two people. It is not our intent to create a separate dwelling.

It is our understanding that previous owners of 192 have enjoyed use of the access road without any restrictions – the front door is on the access road and vehicular access can only be gained via this route.

If there are concerns from the owner about damage to the road or upgrading it, then we are happy to engage in this conversation as part of the local community.

- Material planning considerations

The plans have not included building materials however we intend to keep the development in fitting with what is already in existence (i.e tiled roof with black wooden panelled sides). If the Parish were to require a specific design or material to be used then we would be happy to discuss this point. It is our intention to create an as aesthetically pleasing building that is fit for habitation and use that will improve the surrounding area to any required percentage.

- Conservation area – trying to keep the area as green as possible

It is understood that this is a conservation area. The development is set away from the high street and won't be visible to the majority of people passing by. Based on the existing structure there is limited garden space lost as a result of this development as an existing lean-to shed is removed and the space used for a separate outbuilding will be utilised by the extension. A flourishing garden as part of this development will be one of its attractions.

- Residential amenity policy – privacy overlooking and noise disturbance

The development will not overlook or be overlooked by any other residences. Access to the rear will require pedestrians or a vehicle to pass 192, 194 and 196 in order to get into the rear courtyard area via the access road. The Development is at the far end of the access road away from the building line. The intention is for the development to be self-contained via a gate (similar to existing). Once habitants are inside the garden footprint there will be minimal disruption to neighbours.

- Services in the building

We are aware that there is no running water, drainage or suitable electricity currently servicing the development area.

Our intention was to first seek planning approval prior to resolving these issues however our plan is as follows;

1. Electricity: power to run from 192 via channel in rear courtyard or along existing cable route
2. Water: We have already engaged Anglian Water and are aware of the pressure issues. Our intention is to source a separate water feed from the mains into 192 and then run the supply to the development area so as to not affect the neighbours
3. Drainage: there is a manhole in the development area and drainage would run into this.

- Drawings don't show access or car parking

Access was intended to be via the only access to the development area – the access road between building lines.

- Roof overhang of car ports

I don't believe the existing car port would cause obstructions for a typical family car. We can aim to make any improvements to the existing car port

- Noise is at the back of the house

The development area is separated via a communal courtyard and is a sizable distance from the residential dwellings along the High Street. As stated above the development would be suitable for a couple for a short stay. The intention is to maintain it as a secluded gated area and our hope is that the only noise will be from people walking to and from the building.

As discussed on the phone, we are really not looking to cause friction with the local neighbours and normally get along very well with them. Please let us know if there are any other concerns and we can look into them and get any required info.

We really hope that this plan hasn't caused any undue upset and want to stress that we are open to discussing options that make it more accommodating for people concerned.

I hope some of my points raise above provide some context to our plans.