

Hacheston Parish Council

Thursday 25th March 2021

To be held at 7.00pm



Minutes

To be Conducted electronically via Zoom due to Covid 19

Present: Cllrs Revill (Chair) Leach (Vice Chair), Hall, Markham, Clough
Jane Page (Clerk)

Public: Mr and Mrs Flemming, Mrs Clough, Mr Robinson

1. Apologies – Cllr Mee, Cllr Hurlock Cllr Poulter

2. Declarations of Interest and to accept any dispensations

3. Public forum - to receive and note comments from members of the public present, through the Chairman only - *the zoom log in code may be requested from the Clerk. Members of the public will have 3 minutes each to make their representations*

4. Matters for debate:

DC/21/0316/FUL | Demolition of existing dwelling and erection of 4 houses with associated external works. | Riverside The Street Hacheston Suffolk IP13 0DR
Hacheston Parish Council objects to this application.

The application was considered at a full meeting of the council on March 25th. There was support for the proposal from neither councillors nor residents therefore HPC objects on the following grounds:

1 Over-development

The proposal is contrary to the policy covering infill and garden development in the Local Plan (policy SPG7).

The proposed pair of semi detached houses fill the site from boundary to boundary. The appearance of the development is not in keeping with the village street scene and the density of development will lead to loss of daylight and will harm the views of the river valley.

2 Road safety

Four dwellings on site will require more parking space than is provided in the proposal. The increased vehicle movements using the single entrance will present a hazard to traffic on the busy B1116 since the site is near a corner with poor visibility.

3 Pollution of water courses

There is a notable absence of detail on the package sewage treatment system and no disclosure that this site is within 20 metres of a water course.

Current Planning Status

It is noted that the land in question has planning permission for the construction of 2 detached dwellings with garages and associated works (Ref: DC/20/1218/FUL).

Comment on the application

Steven and Angie Lee-Foster Object

Non-compliance with SPG7

The application is objected to as it is contrary to SPG7 as the character and area surrounding the proposed development will be detrimentally affected due to poor external layout, size, location of parking, and poor visual amenity of the development in connection with the landscaping adjoining The Street, Hacheston.

The form and appearance of the street scene would be detrimentally affected by the proposed external front car parking and layout. In particular, the following is of concern.

- a) The many traditional building forms along The Street are not matched by the proposed landscaping and as such the scheme overall does not comply with SPG7 in so far as little consideration has been given to the adjacent properties and established street scene.
- b) The absence of garages means suitable materials that could mitigate this problem are absent and the visual amenity of the proposed development is very poor as a consequence. The proposed shared driveway and turning areas, and street-facing surface designated parking for each dwelling has a significant and detrimental impact on the street scene. The proposed layout is contrary to SPG7.

Density

The application is objected to on the basis that the proposed density would lead to overspill parking on The Street, as each house has only one allocated parking space and it is likely that there will be more than one car per household. In addition there is an unacceptable increase in traffic joining The Street from the site using the existing single vehicular access.

The existing planning status of the site allows for 2 x 4 bed detached houses; one with integral garage and one with a detached garage at the front of the site. The dwellings would provide for 8 beds in total in a combined GFIA of 448m sqm.

The application being considered proposes a 50 per cent increase in occupancy on the site providing 12 bedrooms (4 x 3 semi-detached houses), but with a GFIA of more than 10 per cent less - combined 400 sqm GIFA.

General comments - site layout

The application site plans show no space for refuse bins storage, no details of soakaways, rainwater removal and locations of septic tanks etc.

P and B Chandler - Object

These are our objections to the proposed development

- a) With reference to the new building plans DC/21/0316/FUL we are opposed due to the fact that it is double the amount of houses that were originally approved and feel that 4 properties being built on a plot of land that had a 2 bedroom bungalow is over developing. We agreed 2 four bedroom detached houses which is in keeping with this end of the village and feel that Henniker Properties should have agreed to this as when they purchased the plot with planning permission for 2 back in October 2020, Henniker have said

that they are quite happy to stick to the original plan so why put in for a new application when so much time and effort has gone into this project by Planning East Suffolk and people Hacheston whom it concerns

b) With regards to 8 parking spaces at the front of the development with shared access i don't think there will be enough space to accommodate this safely due to lack of space as the plot is not that big. Extra cars coming in and out of a shared entrance onto a very busy B1116 could lead to more problems than we already have. There is a sharp bend just past Fieldgate House that blocks the view from traffic coming in from the A12 roundabout

c) I also object to the properties being too far back from the road this is not in keeping with the rest of the village, this also cuts out a lot of daylight from our garden and property as the properties will be raised and will be much taller than ours we will lose a lot of light and the view of the fields which will be lost. This has been a long and drawn out development shared between East Suffolk and Hacheston look forward to it being solved soon

D and E Clough - object

In the Suffolk Coastal (now East Suffolk) Local Plan Hacheston was allocated 14 houses. This was considered appropriate for a village of some 154 dwellings and would not harm the character of this beautiful village. In addition to this allocation, there were what was described as "windfalls" for further houses described as Garden Development and Infill Development.

Application DC/21/0316/FUL falls into the category of Garden Development. Policy SCLP5.7 Infill and Garden Development states that Garden Development will be supported provided:

- The scale, design and materials would not result in harm to the street scene or character of the area
- The proposal is well-related in scale and design to adjacent properties, and
- There would not be harm to the residential amenity of occupants of either the existing or proposed dwellings.

The current application does not comply with these conditions. The scale of the proposed development will create harm to the street scene and character of this area. The density of housing proposed is totally out of character for this part of the village, which is made up of detached dwellings with garages.

The current application also is harmful to the residential amenity of occupants of existing dwellings such as Mr and Mrs Chandler of Phoenix House or to ourselves.

The current application also presents a road safety concern with the vehicles of 4 Houses coming out of the single existing drive. This site is close to a dangerous bend and will increase traffic and add to hazards at a narrow part of the main road where it is already difficult to manoeuvre and to cross on foot. It must be born in mind that development of 10 Houses is already under way on the south side of the bend and is causing grave concern for children crossing the road to use the footpath to catch their school buses. Adding 4 Houses on the north side of this dangerous bend makes the situation even worse. The pollution from 10 Houses south of Solomon's Rest and 4 Houses at Riverside would also create an air pollution hotspot that children and other pedestrians will have to walk through to access the church, village hall, Fairfield Green, and the bus stop

Next meeting dates 2021 10th May, 5th July, 6th September, 8th November

Signed  Jane Page CILCA (Clerk)

Dated 18/03/2021 ^{10/05/21}

The Public and Press are cordially invited to be present