

TRIMLEY ST MARTIN PARISH COUNCIL

You are hereby summoned to attend the meeting of Trimley St Martin Parish Council **Planning Committee** to be held at the Trimley St Martin Memorial Hall on Friday 27 January at 9.30 a.m.

Caroline Ley, Parish Clerk
23 January 2017

Public Session

Please Note:

Members of the public are welcomed and invited to give their views at this stage of the proceedings (**i.e., before the start of the formal part of The Planning Committee Meeting**) and to question the Parish Council Planning Committee on issues **on the agenda**.

Members of the public may stay to observe, but may not take part or speak in the formal part of the Parish Council Planning Committee meeting that follows the Public session.

Trimley St Martin Planning Committee Meeting

AGENDA

- 1. Apologies for Absence**
To receive apologies for absence
- 2. Declarations of interest and dispensations**
 - 2.1 To receive declarations of interest from councillors on items on the agenda
 - 2.2 To receive requests for dispensations for disclosable pecuniary interests (if any)
 - 2.3 To grant any requests for dispensation as appropriate
- 3. To Confirm the Minutes of the Meeting of the Planning Committee held on 17 January 2017**
To confirm and sign the minutes of the meeting of the Planning Committee held 17 January 2017
- 4. To Agree a Response to the Following Planning Application:-**
DC/16/5160/FUL: Erection of 4 dwellings, car parking and access on land to the rear of 20 and 22 Old Kirton Road, Trimley St Martin.
- 5. Close**



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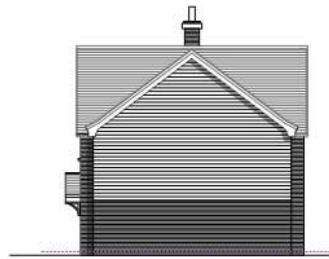
Do not scale from this drawing. Use only figured dimensions. If in doubt, ask.
All dimensions are to be checked on site.
Any discrepancies should be reported immediately to the Architect.

	Ground Floor		First Floor		Total G/A	
	G/A sq/ft	G/A sq/ft	G/A sq/ft	G/A sq/ft	G/A sq/ft	G/A sq/ft
Plot 1	56.2	605	58.2	625	114.4	1230
Plot 2	56.2	605	58.2	625	114.4	1230
Plot 3	56.2	605	58.2	625	114.4	1230
Plot 4	56.2	605	58.2	625	114.4	1230
Plot 5	68.8	741	47.6	512	116.4	1253
Plot 6	34.9	376	34.9	376	69.8	752
Plot 7	34.9	376	34.9	376	69.8	752
Plot 8	68.8	741	47.6	512	116.4	1253

[illegible]



South East Elevation



North East Elevation



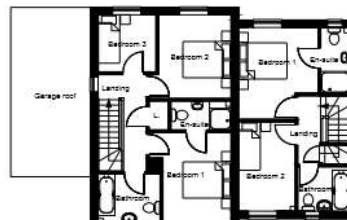
North West Elevation



South West Elevation



PLOT 5
Ground Floor Plan



PLOT 5
First Floor Plan





South East Elevation



South West Elevation



South East Elevation



North East Elevation



Plot 1
Ground Floor Plan



Plot 2
First Floor Plan



Comments from neighbor submitted to SCDC and copied to the Parish Council

DC/16/5160/FUL

CONTEXT AND CONCERNS

I am resident at 26 Old Kirton Road, which is the property with a boundary at the north of this proposed development. I have the following comments.

Context 1

I have looked at the Table in Suffolk Coastal's 'Housing Assessment 2016' which shows identified housing at the rear of numbers 10 to 28 Old Kirton Road. The 8 houses shown in this table represent the residual of the 22 houses given outline permission in the early 2000s less the 14 houses built to the rear of numbers 10 to 14 Old Kirton Road in the early 2000s. The 8 are shown as 4 to be built in 2018-19 and 4 in 2019-20. So far conditional planning permission has been granted for 4 houses to the rear of numbers 16 and 18 Old Kirton Road (DC/16/3413/FUL) and 5 bungalows to the rear of 28 Old Kirton Road (DC/16/3211/FUL). This will allow Suffolk Coastal to report 9 identified houses in 'Housing Assessment 2017' - one more than in 2016. However, I do not know whether or not Suffolk Coastal would regard an additional 4 houses to this amount to be a limiting factor.

Context 2

Paragraph 3.20 of Artisan's 'Land to the rear of 20 and 22 Old Kirton Road' states that "the site is available now". However, this view might be a bit optimistic. The word on the street – hearsay only – is that the developers SEH are yet to negotiate the financial terms of the sale of the land that will satisfy the owners of numbers 20 and 22 Old Kirton Road. This could apply also to number 16. The context is that SEH itself owns the land to the rear of 24 Old Kirton Road, which is included in the plans though not headlined in the title of the planning application. SEH owns also the strip of land covering the road and pavements of Blue Barn Close bordering the rear of number 16 Old Kirton Road. I think that SEH might consider that this strip gives them an advantage when negotiating the price to pay for the land to the rear of numbers 16, 20 and 22 Old Kirton Road. There is a contractual obligation on the owner of number 18 to sell to SEH at a set price.

Concern 1

There will be a decision for Suffolk Coastal Council to make on whether the four parking spaces and two bin placement areas allocated to the two two-bedroom properties as set out in the plans might cut off any future development of Blue Barn Close into the rear of 26 Old Kirton Road. There could be potential future safety issues between footpaths to any future housing alongside the parking spaces as set out in the plans. In addition, the footpath areas shown on the plans alongside both sides of Blue Barn Close look rather narrow to me in several places. Land to the rear of number 26 Old Kirton Road could become available for later development of Blue Barn Close either when I am no longer an active gardener on the land to the rear of 26 Old Kirton Road, or when different owners might wish to sell this land for housing development. Currently working in the garden of number 26 contributes to my maintaining relatively good health for my age.

Concern 2

My concern as an active gardener of the land adjacent to the proposed development is that the builders erect satisfactory temporary 1.8m high or more fencing along the boundary between the rear of 24 Old Kirton Road and 26 Old Kirton Road while the development work is undertaken. There is currently a fairly low wire fence between these two properties – 1m at most. In addition to providing a welcome barrier between my home and the building works, this would provide some additional security to the builders. The deeds to 26 Old Kirton Road show that the owner of number 26 has responsibility for maintaining the fence on the boundary between numbers 24 and 26 and I expect this to be shown in the Land Registry

records. The plans include the erection of a 1.8m high close boarded fence along this boundary by the developers and I welcome this proposal. I hope that SEH and I can discuss the exact location of this boundary fence before the work to erect it is undertaken.

Lorna Adamson
19 January 2017