

**MINUTES OF KERSEY PARISH COUNCIL EXTRAORDINARY
MEETING HELD ON MONDAY 14 JANUARY 2019
IN KERSEY VILLAGE HALL AT 7.30 PM**

PRESENT

John Hume – Chair, Penny Calnan, Giles Hollingworth, Yvonne Martin, Kevin Pratt, Andrew Rogers, Alan Ferguson – Babergh District Councillor, 37 members of the public and the Clerk – Sarah Partridge

The Chair welcomed the large audience to the meeting and explained that it was a Parish Council meeting which is held in public and not a public meeting. All those present wishing to speak would be given the opportunity, via the Chair to ensure the meeting runs smoothly. Members of the public were reminded that they should be courteous to other speakers and keep their comments related to material planning concerns. The Chair set out the format of the meeting to consider the planning applications. The applicant, or their representative, will give a short presentation about the applications and members of the public will be given the opportunity to comment. The applicant will then respond to comments made. Parish Councillors may ask further questions and then the Parish Council will consider the application and make their decision. The Parish Council is a consultee; it is Babergh District Council which is the deciding authority.

1/19 APOLOGIES - None

2/19 TO ADVERTISE THE VACANCY FOR ONE PARISH COUNCILLOR

Due to the resignation of Veronica Partridge a vacancy has arisen on the Parish Council. The vacancy is currently being advertised. It is only a short-term position as there are Parish Council elections in May. Anyone interested in being co-opted as a Councillor should contact the Clerk.

3/19 ACCEPT MEMBERS' DECLARATIONS OF INTEREST - None

4/19 CONSIDER ANY DISPENSATION REQUESTS FOR PECUNIARY INTERESTS RECEIVED FROM COUNCILLORS – None received

5/19 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 19 November 2018 were signed and dated as being correct.

6/19 PLANNING APPLICATIONS

a) Progress:

DC/18/04606 Sampsons Hall, Hall Road, Kersey, Ipswich Suffolk IP7 6EL

Proposal: Householder Application. Demolition of North East single storey wing. Erection of extensions and alterations as per Schedule of Works.

DC/18/04607 Sampsons Hall, Hall Road, Kersey, Ipswich Suffolk IP7 6EL

Proposal: Application for Listed Building Consent. Demolition of North East single storey wing. Erection of extensions and alterations as per Schedule of Works.

Babergh granted consent for both applications on 17 December 2018

DC/18/04188 Kersey Mill, Hadleigh Road, Kersey, Ipswich Suffolk IP7 6DP

Proposal: Full Planning Application - Erection of 2no. dwellings with cart lodge garages. The Parish Council supported this application but it has now been withdrawn by the applicant.

b) To consider planning applications received:

DC/18/05585 Linton House, The Street, Kersey, Ipswich Suffolk IP7 6DY

Proposal: Full Planning Application - Erection of 2no. dwellings a cart lodge and improvements to vehicular access including alterations to frontage wall following demolition of existing structures.

DC/18/05586 Linton House, The Street, Kersey, Ipswich Suffolk IP7 6DY

Application for Listed Building Consent - Erection of 2no. dwellings a cart lodge and improvements to vehicular access including alterations to frontage wall following demolition of existing structures.

A family representative, on behalf of the applicants, gave a short presentation about the proposal. It is for two modest bungalows which will be self-built to enable the applicants to live in accessible accommodation remaining in the village where they were born, have lived their whole life and spent time serving the Kersey community. The bungalows will be built of appropriate materials to blend in with the surroundings and on a similar footprint to the existing outbuildings and sheds. They will not be visible from the important street scene and will be a legacy for future generations. There is currently no other suitable accommodation in the village.

A member of the public joined the meeting.

The Chair asked a number of questions which the applicant answered. No traffic survey or housing needs survey has been carried out. They have not had any pre-application discussions with planning officers or the heritage team at Babergh. The existing outbuildings and sheds are not currently domestic dwellings. The applicant confirmed that the proposed dwelling on the north side of the site would be for the applicants to live in and the proposed smaller bungalow on the Southern side of the site would be offered for sale, offering an opportunity for another small accessible property for someone to downsize into whilst remaining in the village.

Questions were also asked about the reason for the listed building application.

Members of the public were invited to make their comments on this proposal. There were a number of objections made by parishioners. The objections raised were:

- The proposal would cause a loss of privacy to neighbouring properties.
- The proposal would cause harm to the setting of listed buildings in the Kersey Conservation Area which is also in the Brett Valley Special Landscape Area.
- The proposed new housing is not needed because Babergh has a 5-year land supply.
- The proposal is for back-land development which would harm the setting of listed buildings and could set a precedent for further unwanted development in the Kersey Conservation Area.
- The application states that there are similar developments in the village which set a precedent for this proposal to be approved. The argument for these precedents is flawed. They are not similar as the existing developments are inside the Built Up Area Boundary, replaced existing buildings or were agricultural conversions not new buildings. A similar proposal for a bungalow in the garden of Bridge House was refused some years ago because it would compromise the setting of listed buildings and the Conservation Area and would set a precedent for future back-land development in the Conservation Area.
- Kersey is a unique linear village this proposal is for back-land development outside the Built Up Area Boundary and would set an unwelcome precedent.
- There was concern expressed about the increased traffic this proposal would bring to the village. The roads are not suitable for any more traffic.

There were comments from members of the public in support of the proposed development. There have been many changes in Kersey over the centuries including the loss of 19 homes in the last 60 years when smaller houses and cottages have been knocked together to form much larger properties. The addition of two small bungalows should be welcomed as much needed accessible homes for village people. The concern about traffic increase is unwarranted as it would be minimal and parking on the roads in Kersey has always been a problem because people don't use their off-road parking. This proposal won't alter this situation and off-road parking provision has been provided in the proposal. The general mood of the public attendees was to object to these applications.

The applicant responded to some of these comments and concerns. There was disappointment at the objections to this proposal as there are no suitable small properties for elderly residents to downsize into. This proposal is for small bungalows which would allow an elderly Kersey couple to remain in the village. It is not possible to alter the grade II listed Linton House into suitable level accommodation to suit the needs of this elderly less able couple. It is a proposal for self-

build and their plan would be to employ a local builder to construct the properties; it is not a developer led proposal. The development of the former shop site next door to this proposal was controversial at the time of development some years ago. The street front listed buildings have been preserved and new homes built at the back on the footprint of outbuildings and sheds. This development of the former shop site fits in well with the adjacent listed buildings within the Conservation Area. This new proposal is very similar. The proposal would not alter the historic street scene as the bungalows would be sited behind a large modern annex and behind Linton House. To object on the grounds of a detrimental increase in traffic was unreasonable since all residents drive and traffic in Kersey is far less than it was 35 years ago.

The Parish Council then considered the application. The Chair commented that they would be taking account of material planning matters and not sentiment or any motivation behind the proposal. The Council would be setting aside the fact that the applicants are long standing residents with important community links in the village.

The points in favour of the application were summed up as:

- There are no other suitable sites in Kersey.
- There is an existing footprint of sheds and outbuildings.
- There are no existing suitable properties in the centre of the village suitable for the elderly to downsize into.
- The proposal is for an agricultural aesthetic design to suit the location and Conservation Area.
- The proposal would be hidden from view, and not alter the important historic street scene.
- The view through the site to the Walnut Tree and countryside beyond would be retained.
- It would be a self-build project.
- More accommodation in the village is needed.
- Any increase in traffic would be minimal and not a problem.

The points in objection to this proposal were summed up as:

- Loss of privacy.
- Within the setting of listed buildings.
- In the Kersey Conservation Area and Brett Valley Special Landscape Area.
- It would cause harm to the setting of listed buildings and the Conservation Area.
- Babergh has a 5-year land supply for housing.
- This would be back-land development and would set a dangerous precedent.
- Loss of amenity.
- The outbuildings and sheds the proposal would replace are not currently dwellings.
- Kersey is a linear village and this should be protected.
- The proposal straddles and is partly outside the Built Up Area Boundary.
- It would destroy the character of the village.

It was noted that SCC Highways had objected to the proposal on the grounds of a lack of visibility for the site access.

Some Councillors had sympathy for the lack of suitable smaller homes in the village for the ageing population of Kersey but were concerned about the destruction of the linear village and the precedent this proposal would set for further back-land development in the village. Three Councillors objected to the proposal for the reasons stated above. One Councillor felt unable to support the proposal because it was for two dwellings when only one was needed for the applicants to downsize into. Two Councillors supported the application. The Councillors in support felt it was a good design and sympathetic to the Conservation Area and the setting of nearby listed buildings. It would not make a significant change to the traffic in the village and would not harm the historic street scene. Since every planning application should be considered on its own merits there should not be a concern about setting a precedent. This proposal would provide much needed smaller accessible properties in the village, replacing some of those lost by knocking smaller houses together to form bigger homes.

Alan Ferguson, Babergh District Councillor for Kersey said that should it be wished he could ask for this contentious application to be put before the planning committee for a decision rather than it being decided by a planning officer.

Councillors then discussed how this proposal would harm the setting of listed buildings and the Conservation Area and how it was important to preserve the integrity of the village. It was agreed that since four Councillors objected to the application and only two supported it that the Parish Council decision was to object to the application for the reasons as stated in the above list of reasons for objection.

The Chair thanked the members of the public for attending the meeting and ensuring their contributions were courteous.

7/19 ANY OTHER BUSINESS

A Councillor raised a concern about the route HGV's and low loaders take to access a business on Cox Hill, Boxford. Boxford Parish Council have been looking at alternative routes since the large vehicles have been causing problems at the junction of Cox Hill and Sand Hill in Boxford. There was a suggestion that the vehicles could travel via Wickerstreet Green. This is a totally unsuitable route since it is a narrow country lane, the vehicles would also pass Kersey School to get to A roads. It was agreed the Clerk would write to our County Councillor, SCC Highways and the portfolio holder for highways at SCC to express our concerns. It was suggested that the business needs support to relocate to a more suitable location.

The Chair reported that the reflective triangle on top of the old school sign on Church Hill has been stolen. It has been reported to the police and Highways.

8/19 PARISH TIME

A question was asked about Councillor training regarding planning matters. The Chair commented that Councillors attend training courses and the Council has in the past had specific training with regard to planning.

There being no further business the meeting closed at 8.56pm.

There are no items appended to these minutes.