

HOLBROOK PARISH COUNCIL

Minutes of a Planning Committee meeting of Holbrook Parish Council held in the Village Hall, The Street, Holbrook on 7th August 2017 at 2030.

Present: Cllr J Ambrose (Chair), Cllr B Ball, Cllr D Martin, Cllr T Gray, Cllr S Hehir, Cllr L Holmes, Cllr Ingleton.

In attendance: Mrs F Rolfe (Clerk), 3 members of the public.

HPCP1708/01	Apologies: Cllr C Graham, Cllr J Springall, Cllr S Peck, Cllr C Sawyer	
HPCP1708/02	Declarations of pecuniary and local non-pecuniary interest: None	
HPCP1708/03	Public Forum: The Chairman gave permission for the members of the public to speak ahead of the Council's discussion of application DC/17/03404.	
HPCP1708/04	Update on the status of planning applications, appeals, enforcement referrals and plans previously reviewed: DC/17/02496 Brook House, Harkstead Road, Lower Holbrook, Holbrook Ipswich Suffolk IP9 2RJ: Granted	
HPCP1708/05	<p>To consider planning applications received:</p> <p>DC/17/03483 - 13 Denmark Gardens, Holbrook, Ipswich, Suffolk IP9 2BG: Tree Preservation Order- Works Related-Thin and reduce spread of crown by 1-1.5 m on 1 no. T1 Oak (Quercus robur) covered by Tree Preservation Order BT112/G1.</p> <p>A report had been received from the Tree Warden, Mr Allinson, who had made a site visit and spoken to the householder. Councillors discussed the planning application and resolved to recommend approval based on the report's findings.</p> <p>DC/17/03404 - Wisteria House, Ipswich Road, Holbrook, Ipswich Suffolk IP9 2QR: Outline application (all matters reserved) - Erection of two storey dwelling and severance of garden (including demolition of post office).</p> <p>Two members of the public who are near neighbours of the site spoke about this application. Their main concerns were:</p> <ul style="list-style-type: none"> • That it was a cramped development on a restricted site. • That it would have a detrimental effect on the amenity of neighbouring properties, including blocking sunlight, given the proximity to the boundary and the height of the proposed building. • That windows other than bathrooms would need have obscured glass at high level to ensure privacy which would be highly unusual. • That the proposals for landscaping would not be achievable in terms of retaining the large conifer to the rear which provides some screening, and that a frontage laid purely to tarmac would not be fitting in a domestic setting. • That whilst supportive in principle of development of the site which is unused and in poor condition, no consultation at all had been undertaken 	Clerk

	<p>by the applicant with near neighbours who would definitely be affected by the proposed scheme.</p> <p>Councillors discussed the planning application in some detail, referring to the previous application for the site and the reasons for its refusal. Whilst Councillors had supported the previous application, albeit with some serious concerns, this was because it was intending to provide a badly-needed small dwelling without increasing the footprint of the existing building.</p> <p>Councillors resolved to recommend rejection of this application for the following reasons:</p> <ul style="list-style-type: none"> • It would be overdevelopment of the site to insert a four bedroom, two storey house into such a small area. The scale and dominance of the proposed property is inappropriate in this setting. • This would unavoidably impinge on the privacy of the neighbouring properties through overshadowing and a potential loss of sunlight, as well as causing them to be overlooked from a number of aspects. • There would not be adequate provision for parking and manoeuvring within the site; only two allocated parking spaces are shown and it is believed that the Suffolk standard for four bedroomed houses is 3 spaces. • There is already a problem with on street parking in that area close to the busy junction with The Street, so an on street alternative would not be supported on safety grounds. • The proposed landscaping is not considered appropriate for a domestic setting and it is believed that an established tree would have to be removed for construction to take place. • Holbrook Parish Council does not believe that one of the main reasons for the rejection of the previous application, i.e. the potential for the land to be contaminated given the previous use of the site, has altered and therefore this remains a serious concern which has not been addressed. • Holbrook Parish Council recognises the requirement for the future use of this site to be progressed, but does not consider that there is a need for another four bedroomed two storey house in this area whilst nearly forty properties of a similar specification are currently under development at Admirals Quarter. 	Clerk
HPCP1708/06	Date of next full Parish Council meeting 21 st August 2017	

There being no other business, the meeting closed at 2002 hours.

Chairman

Date