

**Minutes of Bucklesham Parish Council Meeting
Held on Friday 22nd September 2023 at 7:00pm
In Bucklesham and Foxhall Village Hall, IP10 0DZ**

Present

Cllr Trevor Bickers
Cllr Gemma Marriage

Cllr David Brinkley (Chair)
Cllr Kathryn Roper

Cllr Rhea Gardner

Ruth Johnson (Clerk)

11 members of the public were present

1. Apologies for absence:

a. To receive apologies for absence.

Apologies were received from Cllr Clive Lenton (prior engagement) and Cllr Lynda Seagroatt (Prior engagement).

b. To accept apologies for absence.

Cllr Gardner proposed these be accepted. This was seconded by Cllr Roper and all were in favour.

2. To receive any:

a. Declarations of Pecuniary Interest.

There were none.

b. Declarations of Non-Pecuniary Interest.

There were none.

c. Applications for Dispensation on Agenda Items.

There were none.

d. Declarations of Gifts or Hospitality received over the value of £50.00

There were none.

e. Notification of Lobbying with reference to Planning Applications to be discussed.

There were none.

3. Public Participation – To receive:

a. Questions from any member of the public:

Several members of the public expressed their concerns over the planning application DC/23/3498/FUL and urged the Parish Council to object.

The Chair thanked all those who spoke for their comments, which were taken on board. He reminded the public that the Parish Council was merely one consultee and he also encouraged residents to contact the Planning Authority (East Suffolk Planning Department), with their objections directly.

Chair's initials:

4. To agree Minutes of meeting dated 6th September 2023:

All Councillors agreed that the minutes were an accurate record of the meeting. Cllr Bickers proposed that the minutes should be signed, this was seconded by Cllr Gardner and all Councillors agreed.

The minutes had already been published on the website in draft form in accordance with the Localism Act 2011.

Action: Clerk

5. Planning:

- a. To discuss DC/23/3498/FUL – Erection of bungalow – 27 Levington Lane, Bucklesham IP10 0DZ

The Chair noted that all Councillors had visited the site and studied the documents provided prior to the meeting. East Suffolk Asset Management Senior Estates Surveyor, Chris Phillips, had informed the Clerk that, as owners of the allotment land behind the proposed site, they would be objecting to the planning application. ES Asset Management have found no evidence of a Right Of Way for any of the houses who have gardens backing on to the allotments.

Councillors made the following comments:

- The access to the site is outside of the village envelope and therefore on land not permitted for development according to the Local Plan.
- The proposal is not well related in scale and design to adjacent properties, specifically the parking and access which is in contradiction to Planning Policy SCLP5.7: Infill and Garden Development (b).
- There would be significant harm to the allotments (residential amenity) which is in contradiction to Planning Policy SCLP5.7: Infill and Garden Development (c).
- The application contravenes National Planning Policy Framework 15 – Conserving and enhancing the natural environment 174.
- The access is not wide enough for emergency vehicles (fire engine, ambulance).
- The area of land that would have to be transited is deemed 'Countryside' by the Local Plan and not permitted for planning purposes.
- This would set a precedent for other properties in Levington Lane which back on to the allotments.
- Access to the site is far too narrow and not suitable.
- There is no established Right Of Way over the allotments.
- If the proposed Community Asset Transfer (CAT) of the allotments were to go ahead and the Parish Council were to take ownership, the responsibility of the access driveway could fall onto the Parish Council.
- If planning permission were granted the Parish Council should reconsider their agreement of the CAT of the Allotments.
- There would be a detrimental impact on the allotment tenants and the near neighbours.
- The allotments need protecting at all costs.

Chair's initials:

The Chair summed up all points made and ensured that all Councillors had been given an opportunity to share their opinions. Cllr Brinkley proposed that the Parish Council register a comment of Objection to the Planning Application. This was seconded by Cllr Roper and all were in favour.

The Clerk was asked to register a comment of 'Objection' siting the material planning considerations discussed.

Action: Clerk

The meeting closed at 7:35 pm.

Signed:
Chair

Date:

Ruth Johnson
Clerk to Bucklesham Parish Council

Chair's initials: