

KESSINGLAND PARISH COUNCIL



Minutes of the **Planning & Highways Committee** **on Wednesday 9th August 2023** held in the Council Chamber, Marram Green

Members present: Councillors C. Carter, M. Dunne (Chair), N. Glendinning, I. Graham, A. Green & B. Saunders

Other Cllrs in attendance: None

Others present: Three members of the public

Clerk to the Meeting: D. Blowers (Admin & Committee Clerk)

30. Chair's welcome

The Chair welcomed everyone to the meeting and explained the meeting protocol.

31. Apologies for absence

Apologies were received from Cllr Truman. Cllr Green proposed acceptance of the apologies. This was seconded by Cllr Saunders with all in favour.

32. Declarations of Interest

There were no Declarations of Disclosable Pecuniary Other Registerable and Non-Registerable Interests from councillors on items on the Agenda and to note that there are no written requests for dispensations for Disclosable Pecuniary Interests nor dispensations granted.

33. Minutes of the previous meeting

The minutes of the Planning & Highways Committee meeting that was held on 28th June 2023 had been circulated. Cllr Dunne proposed adoption as a true and accurate record. This was seconded by Cllr Green with all in favour.

34. Public participation on Planning Applications.

There were three members of the public who attended the meeting in relation to item 35.1 and 36.1.

With regard to item 35.1 The residents raised the following concerns with the parish council planning committee. They believe that this application creates the same issues with parking as DC/23/0038/FUL which was one of the reasons why that application was refused by the planning committee. The provision of the two off road parking spaces would result in the loss of two on road parking spaces and there was still no provision in

the application for EV charging point provision. Concerns were also raised, as with DC/23/0038/FUL, regarding access to the site during delivery of materials and during construction as the site has no viable access unless it is accessed by a busy public footpath or via a shared driveway which only has limited access to the site. Residents also raised an ongoing issue with the drains on this part of the development which does result in Anglian Water/Essex & Suffolk Water being called out on a regular basis, often several times a year. This can be caused by sewage back up or heavy rainfall. An additional property on this drainage system would only make matters worse. One resident who lives adjacent to the site is also concerned about their privacy. The "deck" proposed at a mezzanine type level does not appear to have any natural light presently, therefore should natural light wish to be added it could affect the privacy which was one of the reasons for purchasing the property.

In respect of item 36.1 the residents were happy with the result of the East Suffolk North Planning Committee but realise that an appeal could still be made.

The Chair thanked the residents for their contribution and moved on the planning application itself.

35. Planning Applications to be considered

35.1 DC/23/2829/FUL | Construction of new single storey dwelling adjacent to 22 Turrell Drive and provision of two parking spaces on land adjoining 2 Smith Crescent | 22 Turrell Drive Kessingland Suffolk NR33 7UA
Councillors noted the similarities between DC/23/2829/FUL & DC/23/0038/FUL which were from the same applicant and agent although on separate sites. Although the sites and designs are different both applications have the same issues with regard to site access both during construction as well as in the longer term.

This application proposes the same parking arrangements for which the previous application failed. The committee noted that the application stated under 7.1 that "new vehicular arrangements are as shown. Two parking spaces are provided at 2 Smith Crescent as shown (40m distant). in a manner previously supported for 48 McLean Drive by SCC Highways and East Suffolk planning officers." This reflects the highlighting in previous applications of partial reporting of facts without including the key points which in this case were that the application was refused by the Planning Committee. It also ignores the basis of refusal for DC/22/0033/FUL which stated that "*The parking area is totally segregated from the main dwelling, representing poor parking layout and design for modern standards, diminishing the rear garden of no.22, and negatively impacting on the amenity of neighbouring dwellings due to increased vehicle activity. The proposal represents a poor-quality design outcome which would be contrary to the aims of policies WLP8.29 (East Suffolk Waveney Local Plan), H2 (Kessingland Neighbourhood Plan) and the NPPF, and could also result in increased demand for on-street parking given the poor relationship of the parking area to the proposed new dwelling. Residents are likely to find a more convenient parking spot on-street rather than utilise this poorly conceived distant and unrelated parking area, which may not be secured and maintained*

long term in any case. It is therefore considered that the proposal represents a poor design outcome which is contrary to the aims of Policies WLP8.29 of the Waveney Local Plan, H2 of the Kessingland Neighbourhood Plan, and paragraph 134 of the NPPF.” Indeed the issues regarding parking in the area is the reason why both the parish council and district council included minimum onsite parking provision in their key planning documents. As has also previously been noted the majority of the existing properties do not have onsite parking and this is reflective of the era in which they were built along with the number of cars per household and the availability of public transport at that time.

Councillors were concerned about the issue with the local drains which is an ongoing issue. This would not have affected applications on the opposite side of Turrell Drive as the different sides are on different networks. Additional stress on the network could be a tipping point and the parish council recommends that this is fully investigated prior to consideration of the application. It is understood that residents are already in contact with relevant parties to provide evidence of the issues to the Planning committee.

Councillors considered the design and location of the bungalow and noted that whilst there were similar rooflines the design did not blend in with the character of the surrounding area. There were concerns about the plot width and the entrance to the dwelling which appears to open directly onto the pavement at the side of the property on the plans submitted. It was also noted that the new building does not appear to fit in with any of the adjoining building lines even those parallel would be more in alignment with the existing end terrace bungalow than the new bungalow. For these reasons the committee felt that the application did not meet policy H2 of the Neighbourhood Plan nor the Kessingland Strategy within the Local Plan.

Cllr Saunders suggested that East Suffolk Planning should seek information from the water and sewage companies as well as East Suffolk itself with regard to records of incidents of flooding and sewage overflow in this area prior to any permissions being considered however local knowledge in the village does back up these reports and for that and the other reasons provided the parish council should recommend refusal of the application. Cllr Green seconded with all in favour.

36. To receive East Suffolk Council (ESC) responses to Planning Applications.

36.1 DC/23/0038/FUL | Construction of new dwelling on vacant site; provision of off-street parking on land at 2 Smith Crescent | Land Adjacent 48 Mclean Drive Kessingland Suffolk

This application was refused at the East Suffolk North Planning Committee as recommended by KPC.

37. Public Consultations

None

38. Other Planning Matters
None
39. Highways matters not pertaining to SCC Highways Dept.
39.1 None
40. Date of next meeting
10am Wednesday 23rd August 2023
Please note that the meeting will be cancelled if there are no applications to be considered).
The next joint meeting with Suffolk County Council will be Wednesday 6th September 2023.
41. Items for the next agenda
To note that due to the frequency of Planning Committee meetings, items for the next agenda need to be received by the Friday immediately following this meeting (with the exception of planning applications).
42. Close of meeting
Meeting closed at 10.20am.