



STRATFORD ST MARY PARISH COUNCIL

MINUTES OF A PLANNING MEETING HELD ON SATURDAY 18th March 2017 COMMENCING AT 9.30AM ON SITE AT Priest House, STRATFORD ST MARY

1. Present and apologies for absence

Cllr Bill Davies (Chairman); Cllr Roger Barrell, Cllr Brian Such, Cllr Hilary Cairns, Cllr Richard Tilbrook; Cllr Graham Pearce, Cllr Lorry Shead, Cllr Kevin Cassell and Jenny O'Hanlon (Clerk)

Members of the Public: 3 including the Applicant.

Apologies from Cllr Baker were received and noted.

2. Declarations of interest and dispensations.

- (1) To receive declarations of interest from councillors on items on the agenda.
- (2) To receive written requests for dispensations for disclosable pecuniary interests (if any).
- (3) To grant any requests for dispensations as appropriate.

None received.

3. To consider the following planning application: -

Application No: B/17/00202
Location: Priest House, Stratford St Mary, Colchester, CO7 6JH
Proposal: Erection of annex in rear garden

The Chairman welcomed everyone to the meeting and read out the official statement about recording devices being used at public meetings. He also advised the public present that the Parish Council would only be giving their opinion to Babergh DC about this application and that it was down to BDC to approve the plans or not.

The occupant of the neighbouring property Ancient House invited the Parish Council into his garden so he could visually show them how he would be detrimentally affected if the plan for the annex goes ahead as proposed.

He showed the PC the height of the annex using a ladder to give perspective and he had photographs of his garden superimposing the plan of the annex onto it as an example of how it could look. He advised that he had contacted BDC and the local District Councillors with his objections to the proposal.

The PC then walked to the location of where the proposed annex would be located to discuss further. The applicant then joined the PC to discuss his plans. He explained his reasons for the annex are to accommodate his elderly mother in law and that he in no way wants to inconvenience anyone of his neighbours. He was frustrated that BDC had rejected his previous application for the annex tucked around the back of the properties as this would not have affected anyone. He has been advised by his Architects about the vernacular design of the building and particularly the roof due to the historic nature of the site and what is most likely to be acceptable to BDC and the historic building officer. Cllr Cassell asked about the possibility of a green roof, this has been suggested by the applicant to the architects but rejected. The annex needs to have a visual link to Priest House as opposed to a physical link as the Historic building officer had said no to any further extensions.

The Cllrs were in agreement that the size and location of the annex was going to have a major impact on the residents of Ancient House and hoped that a compromise could be made.

There being no other questions or comments from the public, the Chairman asked the Councillors to vote on the proposed application.

Cllr Cassell proposed that the plans be rejected by the Parish Council and this was seconded by Cllr Barrell. This was then carried unanimously.

Cllr Cairns had to leave at this point in the meeting but the remaining Cllrs then discussed a further three planning applications.

3a **Application no: B/16/01620**

Location: Orchard Barns, 6 The Row, Higham Road, Stratford St Mary, CO7 6JU

Proposal: Erection of garden room. Use of premises as a Nursery School for up to 36 pupils

All Councillors were happy with the proposal to create a garden room to accommodate more pupils and therefore the plans were proposed for acceptance by Cllr Pearce and seconded by Cllr Shead. This was then carried unanimously.

3b **Application no: B/17/00416**

Location: The Firs, Upper Street, Stratford St Mary, CO7 6JW

Proposal: Reduce by 30% and thin crown of 1 no. Silver birch by 30%. Reduce 1 no. Copper beech by 30%

All Cllrs were happy with the proposals to have the trees pruned and therefore the plans were proposed for acceptance by Cllr Barrell and seconded by Cllr Tilbrook. This was then carried unanimously.

The Councillors then relocated to outside the property of the next planning application to discuss.

3c **Application no: B/17/00418**

Location: Harvest Cottage, Upper Street, Stratford St Mary, CO7 6JW

Proposal: Erection of rear extension

All Cllrs took part in a discussion about the size of the extension and how this may impact on the side view from the road. There was also comment about the type and colour of tile to be used and that this was not in keeping with those surrounding properties.

There being no other questions or comments and no remaining members of the public present, the Chairman asked the Councillors to vote on the proposed application.

Cllr Pearce proposed acceptance of the plan and this was seconded by Cllr Shead. Cllr Barrell proposed rejection of the plan and this was seconded by Cllr Such. 5 members of the PC voted to reject the plans and 2 members voted to accept them, therefore the PC in majority rejected the planning application based on the size of the extension being too large and the tile type not being in keeping.

4. **Close of meeting.**

There being no further matters to discuss, the meeting was closed at 10.15.am.