



STRATFORD ST MARY PARISH COUNCIL

MINUTES OF A PLANNING MEETING HELD ON SATURDAY 24th February 2018 COMMENCING AT 9.30AM ON SITE AT THE SWAN, STRATFORD ST MARY

1. Present and apologies for absence: -

Cllrs Bill Davies (Chairman); Roger Barrell (Vice-Chairman); Brian Such; Lorry Shead; Graham Pearce; Richard Tilbrook; & Jenny O'Hanlon (Clerk)

Members of the Public: 14

Apologies from Cllrs Hilary Cairns; Kevin Cassell & Shaun 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 Nos: DC/17/05197 & DC/17/05196 (re-consultation)
Location: The Swan, Lower Street, Stratford St Mary CO7 6JR
Proposal: Application for Listed Building Consent - Erection of two single storey extensions (to provide new kitchen, WC, dining area, bar, brew house and ancillary accommodation) following demolition of outbuilding and existing extension; extension of car park and terrace area; insertion of rooflights; internal alterations to include removal of partition walls, blocking openings and creating new openings; creation of 2 no. additional rooms to let.

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 Chairman asked the Councillors if any of them had any comments to make about the revised plans before he opened the meeting up for public comment. There were no comments from the Councillors. The Chairman then asked the public for their comments and one member of the public asked what the changes to the plans were. The applicant then invited everyone into the building where he had the plans laid out for all to view. The public decided they wished to remain outside and continue with the meeting in the carpark. The applicant then outlined what the changes to the plans were since the last application was withdrawn, this being a reduction in the overall footprint of the building.

The neighbouring residents all gave their opinions and concerns over the plans in a heated exchange which the Chairman had to call into order twice over the following forty minutes, but a breakdown of the main objections were as follows:-

- Car Parking - The ideal minimum recommendation for car parking spaces is 65 and in the current format there is room for 30 cars at a maximum. The impact that this will have on the level of parking in the street which is already inadequate. The light pollution created by both the cars headlights on the neighbouring properties and any lighting in the carpark itself. The carpark being tarmac and how this may impact on the flooding in the area due to lack of run off for water.
- Design – The materials to be used for the design are not in keeping with the area. Concern of the Velux roof lights and how these will overlook neighbouring properties.
- Environmental impact – Concerns were raised about the level of carbon dioxide that the brewing would create and the noise from the fans used. There was concern of the proposal to fell sycamore trees in the lane behind the pub and query over right of ownership of the lane. (The applicant confirmed that he owns the lane according to his deeds and it is a public right of way)

These main concerns were raised by many different people at the meeting in various ways and the applicant attempted to answer some of their concerns throughout.

He advised that if any trees are removed he intends to replace these with the planting of new trees and hedges. He is sympathetic to their concerns and wants to grow a sustainable business for himself and the wider community, as the business in its current format is unsustainable. A member of the pubs staff also gave her views about how the pub is good for the community and has a positive impact on the resident's lives.

Comparisons were made to local pubs which have seen improvements made and why could The Swan not be improved more sympathetically within the style of the village, particularly as the same Architects practice was involved. The Landlord wanted the residents to know that his plan is for The Swan is to be known as "the best inn in England".

The opposition and strong feeling towards this application was obvious during the meeting and many neighbouring residents have done a lot of research and been in touch with Babergh regularly about their concerns over this application.

Cllr Davies re-confirmed that it is Babergh DC who made their decision to approve the plans or not, he suggested members of the public write to Babergh detailing their objections, some of which had already done so.

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

Cllr Barrell proposed that the plans, as they stand, be rejected by the Parish Council as there were too many unanswered outstanding issues which would need to be addressed before a decision could be made and this was seconded by Cllr Tilbrook. 4 councillors were in favour of rejection, with 2 for approval. Therefore with a 4 to 2 majority the Parish Council cannot support the approval of this application in its current form.

4. Close of meeting.

There being no further matters to discuss, the meeting was closed at 10.10am