

**Minutes of Ufford Parish Council Meeting**

Held on 2<sup>nd</sup> October 2023 ~ 5.00pm

The Community Hall, The Avenue, Ufford

Present

Cllr. David Findley (Chair)

Cllr. Nick Crocker

Cllr. Pat Edworthy

Cllr. Kathryn Jones

Cllr. Nigel Smith

Cllr. Vincent Smith

Judi Hallett (Clerk)

Three members of the public were present

*The Chair welcomed everyone to the meeting*

**1. Apologies for absence:**

a) To Receive Apologies:

Apologies for absence had been received from Cllr. Steve Mayhew (previous engagement) and Cllr. Keith Bennett (unwell).

b) To Accept Apologies:

The apologies of Cllr. S Mayhew and Cllr. Bennett were proposed as accepted by Cllr. V. Smith, seconded by Cllr. Edworthy and all were in agreement.

**2. To receive any:**

a) Declarations of Pecuniary Interest in Agenda Items

- None

b) Declarations of Non-Pecuniary Interest in Agenda Items

- Cllr. Findley declared a non-pecuniary interest as a neighbour of the property in question at item 5. b).

c) Applications for Dispensation on Agenda Items

- None

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

- None

e) Notification of Lobbying with reference to any Planning Application to be discussed

- Cllr. Findley declared he had been lobbied in relation to item 5. b).

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*Chair's initials.....*

### 3. Public Session:

#### a) Reports or comment from any member of the public (notes only):

- DC/23/3492/FUL – Thank you, again, for considering this matter and allowing us to speak. Upon reading the current Local Plan it is clear this application does not meet the criteria set out in a number of policies and I fear the approval of this plan will leave the door open for the land behind Lodge Road. I have four main areas of concern: Design and Setting, Lack of Privacy, Sunlight and Daylight, and Over development of the site [*full description sent to all Parish Councillors and available on request*]. This development has also already been refused by the Planning Committee. Finally, I would urge the Parish Council to request that the matter is decided by the Planning Committee and not delegated to the Officer. Thank you.
- DC/23/3492/FUL – I fully endorse all that has been said so far. In addition there is still mention of a ‘4 bedroom house’ in some of the paperwork, when this is clearly a bungalow; two trees are shown on the plans but they will almost certainly need to be felled due to their proximity to the new building; this site was quoted by the developers of the HUB Business Park at the old Crown Nursery, as being one of ‘green space’ on the High Street, and now this is being taken away; finally I have seen bats on this site very recently, and no survey has been carried out.
- DC/23/3492/FUL – Q. [*to all members of the public from a Councillor*] Have you been consulted by the applicant? No.

#### b) Reports or comment from ESC and SCC Councillors (notes only):

- **East Suffolk Council** - Cllr. Noble had attended the meeting two weeks earlier.
- **Suffolk County Council** – Cllr. Nicoll had attended the meeting two weeks earlier.

### 4. To sign Minutes of meeting dated 19<sup>th</sup> September 2023:

The minutes of the Full Council meeting dated 19<sup>th</sup> September 2023 had been circulated. The minutes were proposed as a true record by Cllr. Findley, seconded by Cllr. V. Smith and all Councillors, who were in attendance at the meeting, were in agreement that they be signed.

The Clerk agreed to publish the minutes on the website.

Action: Clerk

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Chair's initials.....

5. Planning – To discuss and agree comment on the following Planning Applications:

a) DC/23/3492/FUL - Construction of 1 dwelling - Hungarian Lodge High Street Ufford –

Councillors made the following comments:

- [Recent history of the site was recalled and it was clarified that the last application (DC/22/4985/FUL) had been REFUSED by the ESC Planning Committee (South) but subsequently WITHDRAWN by the applicant, before the decision notice was published, resulting in the refusal not being shown on the Planning Portal, only in the minutes of the Committee meeting – see *below*]
- I think we should start by raising concern and questioning the process following by the last application [Clarification of the process was discussed and assurance that the correct procedures had been followed had been received from ESC]
- It is likely that the Officer will again recommend approval of this application, if we agree to object, we should insist it is decided by Committee and not delegated to the Officer
- The key things for me are: Scale of development on the site, lack of residential amenity (as per Policy SCLP11.2), not in keeping with the local area (especially the Listed buildings and very old houses), loss of green space and loss of trees
- In addition to those points, there are no details about the heating system (if heat pump where would it be placed? It would be noisy), no details of building materials and there is still a chimney in the bedroom cupboard
- I am concerned for the old flint wall that is on site, this will be lost if the development is permitted
- I believe we still need to point out the error in the plans, most show a 3 bed bungalow but one talks of a four bed house!
- We need to quote Policy SCLP 11.1 – Design quality
- We need to allude to the process issues followed in DC/22/4985/FUL but send a separate letter regarding these.
- Conclusion: **Objection** (based on above list) (Prop. Cllr. Jones, Sec. Cllr. N. Smith, all in agreement)

With reference to the procedures followed in relation to application DC/22/4985/FUL, the Clerk was asked to take the following action:

- That the letter of withdrawal of the application, from the Applicant, is placed on to the Portal
- That the minutes of the Planning Committee Meeting are confirmed and released

b) DC/23/3598/FUL - Single storey extension of approx. 10 sq. mts. outside existing backdoor to create a viable utility room. This will allow the existing small utility room to be made into a downstairs toilet and shower room. At present there are no downstairs toilet facilities at Yew Cottage, Lower Street, Ufford - Councillors made the following comments:

- This seems a sensible proposal and it does not overlook anyone
- The design is in keeping with the house and the Conservation area and a house that size does need a downstairs lavatory
- Conclusion: **No Objection** (Prop. Cllr. Edworthy, Sec. Cllr. V. Smith, all in agreement)

Action: Clerk

**6. To receive agenda items for next meeting and agree date of Next Meeting (31<sup>st</sup> October 2023):**

- Community Hall – expenditure on refurbishment of toilets and kitchen
- Neighbourhood Plan Update
- Budget Timetable

Action: Clerk

The meeting was closed at 5.40pm

Signed:.....  
Cllr. David Findley - Chair

Date: .....

Judi Hallett  
Clerk to Ufford Parish Council

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Chair's initials.....