

Minutes of Ufford Parish Council Meeting

Held on 29th August 2018 ~ 7.00pm

The Parish Hall, Church Lane, Ufford

Present

Cllr. Kathryn Jones (*Chair*)
Cllr. Guy Foskett
Cllr. Nigel Smith

Cllr. Nick Crocker
Cllr. Jane Hawthorne

Cllr. Patricia Edworthy
Cllr. David Pearce

Judi Hallett (Clerk)

10 members of the public

1. To receive Apologies for absence:

Apologies for absence had been received from Cllr. Keith Bennett (family commitment), Cllr. John Skinner (previous commitment), Cllr. Tracey Ling (family commitment) and Cllr. Karl Mallett (away). These were noted.

2. To receive any Declarations of Interest on Agenda Items and any applications for dispensation:

Cllr. Crocker declared a non-pecuniary interest in item 4 b) as he was a friend of the applicant and had given her advice on the application.

3. Public Session:

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

- Meadow Cottage comments:
 - Direct neighbour, don't like to have arguments with neighbour, next door neighbours had concerns but they have now moved, proposed development in direct curtilage of a Grade II listed building, impacts visually and reasons set out in letter to SCDC, it is not in-keeping with the street scene and could be used potentially for an Air B&B
 - [Applicant] I do not wish to fall out with my neighbours, this is not for an Air B&B, it's an old building which is leaking and needs to be fixed, son needs 'away' space soon, it is sensible to make the new space in to an area for my son, 300 year old cottage, design is very in-keeping, it is basically a shed but need planning due to a bed and fire, it is not over looked, we hope it is a quirky interesting design, charming and quaint, you will not be able to see it, it will use many reclaimed materials and be completely unique,
 - Could be more planting around the site, there are some quirky and unusual buildings around the village, it is distinctive and unusual building,
- Briarwood comments:
 - Are any materials indicated? The Chairman advised 'No', as this is an outline application

Chairman's initials.....

b) Reports or comment from SCDC and SCC Councillors:

- **Cnty. Cllr. Alexander Nicoll** – On behalf of Cllr. Nicoll, the Clerk reported that he had authorised a grant to the Ufford Arts Festival of £1,000.
- **Dist. Cllr. Bidwell** – No report had been submitted
- **Dist. Cllr. Day** – No report had been submitted

4. **To discuss and agree responses to the following Planning Applications:**

Applications a) and b) were taken in reverse order, in order to accommodate the needs of one member of the public

a) DC/18/3188/OUT - Outline Application - Development of a one and a half storey 4 bedroom dwelling, with accommodation at roof level – Briarwood, School Lane, Ufford. Councillors made the following comments:

- We need to be objective and we need to think about the village and the principle
- It is the principle that is the issue, it would set a precedent for building in tandem in that area
- It is in an area protected from further development (in both the last SCDC Local Plan and the draft new plan - SSP39)
- Plans have cited Byng Hall Road but that now looks very crowded; however perhaps development at BHR sets a precedent?
- It is a designated area in the local plan, no point in having it if we go against it. There are other areas in the village that are protected from development and have a key role in the environment and visual attractiveness of the village scene. If this application was allowed this would make it very difficult to maintain the other 3 areas and stop further developments/fill-ins.
- There is an error on the plan in that Long Reach is still marked as two properties but there is only one, there are many errors on village plans used by SCDC
- Various comments have been made to SCDC so far, is there a need for more housing? School Lane has become very busy, and the ability to see up to the woodlands is valued
- Any new building will come very close to the existing trees and may create root damage
- The house has already been updated and changed (towards the back)
- **Conclusion: The Clerk was asked to indicate that UPC object to the proposed development on the grounds that it is in an area protected from development (Local Plan policy to be quoted), it would change the street scene (in a negative way), it would set a precedent for further development of that land and will turn School Lane in to a corridor of houses that will urbanise the village.**

- b) DC/18/3279/FUL - Replacement of existing summer house with new outbuilding - Meadow Cottage, East Lane, Ufford. Councillors made the following comments:
- Very difficult applications as the applicant and neighbours are disagreeing but our job is to be objective, each application must be looked at on its merits
 - Some applications when built do then blend in, not true in all cases, e.g. the parish hall, only thoughts were that it was a bit quirky, I would not have put a corrugated roof next to an old cottage, looks a little odd but nothing particularly wrong with it
 - Because of its quirky nature I would like to see a lot of screening around it,
 - Additional height makes it more prominent on the site and it is a considerably bigger footprint
 - In principle it is replacing a summer house with a summer house, but my concern is it is not like with like, the materials are different
 - In a conservation area & the cottage has a lovely review in the Conservation document
 - No problem with the building but I have concern what it is going to be used for, that changes the dynamics of the plot; none of the houses in East Lane match, but there is just concern for the future
 - Not keen on the corrugated roof and the size, perhaps we need to mention the screening?
 - Our comments are only one voice, we do not make a decision about the application we only make a comment
 - Is it change of use? We can't do anything about that? That would be down to SCDC
 - There has been no objection from Conservation Officer at SCDC
 - Would the wood burner result in trees being lost?
 - **Conclusion: The Clerk was asked to indicate that UPC had no objection in principle to the Summer House being replaced but that they did have concerns regarding the size of the building, its height, the planned use of materials being not in keeping with the neighbouring property and the effect on the street scene.**

Action: Clerk

5. To discuss and agree response to 1st Draft of the SCDC Local Plan:

Cllrs. Jones and Smith recalled a meeting held with SCDC where various points of concern and of agreement were raised.

The main points of concern related to developments elsewhere having an impact on roads in Ufford, but also welcoming the new hierarchy classifying Ufford as a "small village", and rejection of all the sites offered for consideration with no planned increase in housing for Ufford other than those already given permission. The draft letter had been circulated to all Councillors and there were no further amendments. The Clerk was asked to send the letter.

Cllr. Jones also encouraged members of the public to write in as well.

Action: Clerk

6. Finance Matters:

- a) To discuss maintenance costs on existing wooden Grit Bins and to discuss this cost verses replacement of the bins:

It was agreed to delay this item until the September meeting as a new directive had just been issued by SCC and it had not been fully read by the Clerk.

- b) To authorise the following Invoices for Payment:

i. PKF Littlejohn LLP (External Audit)	£240.00
ii. Staples UK Ltd	£83.47

The above payments were proposed by Cllr. Edworthy, seconded by Cllr. Smith and all Councillors were in agreement that they be paid. The cheques were signed by Cllr. Edworthy and Cllr. Smith.

Action: Clerk

7. To receive agenda items for the next meeting and agree date of the Next Meeting:

- Neighbourhood Plan

The date of the next meeting was confirmed as **Tuesday 18th September 2018** at The Parish Hall, Church Lane, Ufford. The meeting was closed at 7.45pm

Signed:
Chair: Cllr. Kathryn M Jones

Date:

Judi Hallett
Clerk to Ufford Parish Council