

GREAT BEALINGS PARISH COUNCIL

www.greatbealings.co.uk

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Katherine Scott,
Planning and Coastal Management,
Suffolk Coastal District Council,
Melton Hill,
WOODBIDGE IP12 1AU

8th February 2016

Dear Katherine,

Application DC/16/0270/FUL - Meadow Cottage, Great Bealings

We have considered the most recent application in relation to Meadow Cottage and have no objection on planning grounds to the new garage block proposed, **subject to a condition that the existing garage block should be demolished and that no further development would be permitted on this sensitive rural site.**

However we do wish to take this opportunity to raise a number of issues in relation to Meadow Cottage that we feel should be borne in mind in the future.

1. Amending Applications

This is the second amending application for this site, or the third if you include the footpath diversion now being sought by the applicants. We would hope that in considering such applications in the first place, especially in relation to a sensitive site such as this, SCDC makes full and due inquiry as to the proposed final appearance and extent of the proposed development. We have proposed a condition in relation to this latest application specifically to avoid the risk that the current garage block does **not** get demolished, giving rise to a potential application in future to convert it into a separate dwelling. This would be a significant over-development of this very attractive rural site, including as it does a County Wildlife Site, and should be resisted.

2. Flooding

The original application was accompanied by an environmental report that stated that flooding had not occurred within 250 metres of the property at any time in recent years. We wrote to you at the time stating that we knew this to be incorrect. During the recent floods following the heavy rain in January, we are aware that the contractor on site became extremely concerned because of the risk of floodwater rising to the point that the foundations of the new house could have been affected. We urge you to consider such reports in future with care, and to take note of local knowledge.

3. Trees

The applicant's argument in favour of this development in the first place included the fact that 'it is surrounded by trees and nobody can see it.' What has happened is that most of the cover both to the east and to the west of the site has been removed, including two perfectly healthy trees in order to widen the driveway, such that the property is now highly visible from most directions and constitutes a strong visual intrusion into this previously wooded and secluded site, much enjoyed by the many users of the public footpath. We would urge you to consider such issues in future with more care so that the characteristics of a site such as this are not damaged.

4. Impact on the environment

The meadow to the east of the site has been rotavated to extend the garden into what was originally grassland. We are not clear if this was always part of the 'garden' or if this constitutes a change of use. In any event, development on this scale so close to a County Wildlife Site should always be assessed in terms of its overall impact on the environment.

Yours sincerely,

Charles Barrington
Chairman, Great Bealings Parish Council

cc. Nicholas Newton, SCDC Environmental and Arboricultural Officer