

GREAT BEALINGS PARISH COUNCIL

www.greatbealings.co.uk

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16th June 2016

Head of Planning and Coastal Management
Suffolk Coastal District Council
Melton Hill
WOODBIDGE
Suffolk IP12 1AU

For the Attention of Katherine Scott

Dear Sirs

Wood Barn Cottages: DC/16/2216/FUL

The Council discussed this application at their meeting on 15th June 2016 and resolved to **object** to this application. The reasons for our objection are as follows:

1. This is a resubmission of DC/15/5105 which was refused by Suffolk Coastal District Council (SCDC) for reasons set out in their letter to the applicant dated 19th December 2015. Some design details have been changed but the point of both the original application and this latest version is the same: to move the house to be built on Plot 2 into an area of horse pasture, thus allowing Plot 1 to be increased in size.
2. Great Bealings Parish Council (GBPC) objected to the previous application in an email dated 14th January 2016. We stand by that objection and see no reason to change our view. The detailed points are all set out in that email and do not need to be repeated here. We also agree with and support the reasons set out by SCDC in their letter of December 2015. Similarly we have not repeated all those points in this letter.
3. We have had the opportunity in the meantime to visit Katherine Scott and discuss the numerous applications that have come forward for this site. We remain wholly opposed to the overdevelopment of the site for all the reasons stated in the above correspondence.
4. GBPC has now formally submitted its Neighbourhood Plan (NP) to SCDC and we await the appointment of an independent examiner. The NP as drafted makes clear that the "Other Village" status of Great Bealings as specified in the SCDC Local Plan and set out in SP28 thereof is wholly supported by the policies, evidence, and supporting arguments contained in the NP. Fundamentally it is a rural country village and new development should only take place as proposed under SP28 and, inter alia, DM3. We agree with SCDC that this application, if allowed, would be in breach of those policies.

5. We note that the application to create a new access road to the north of the site has now been allowed at appeal. We remain opposed to this new access and consider that the inspector has made a **fundamental error of fact** in comparing Lodge Road with Seckford Hall Lane. The new access will join Lodge Road on a highly dangerous corner with very restricted visibility that is intensively used during rush hours. Any increase in the development density on the Wood Barn site would exacerbate this danger.
6. We are particularly concerned that if this resubmitted application were to be approved, the applicant would then seek to obtain permission for a third property on the vacant area now created on Plot 1. This should be strongly resisted in any event for all the reasons set out above.
7. We are also concerned that no proposals have been made in any of these applications to address the issues of services, especially water, to Seckford Bungalow which is adjacent to the current access onto Seckford Hall Lane. That property shares certain services with Wood Barn and has had problems with water pressure etc.

If for any reason we have misunderstood the relationship between 16/2216 and the previous 15/5105, please let us know and we will revise this letter accordingly. The overriding concerns are clear however.

As far as the detail is concerned, we note that under Section 9 of the Application a 'Planning Statement' has been prepared. This statement was not included in the papers we received. Please could you send us a copy.

Yours sincerely

Dee Knights

Parish Clerk