

Attachment to minutes of meeting 15.07.14

Gt. Bealings Parish Council

DC/14/2017/FUL – Meadow Cottage, Lodge Road, Gt. Bealings.

This application was considered by the Gt. Bealings Parish Council at its meeting on Wed 15 July 2014 and these are its comments :-

The Parish Council are concerned at the potential loss of Meadow Cottage which we consider to be one of our few non-listed heritage assets. In looking at this proposal we have had regard to Policies SP28 and DM3; in particular section (a) of these policies which relates to “Replacement Dwellings”. That section states that a replacement dwelling should be no more visually intrusive in the countryside than the building to be replaced. It is hoped to endorse this policy under the proposed Great Bealings Neighbourhood Plan for which we have just distributed and collated a detailed questionnaire that evidences extremely high levels of support for this approach.

On the evidence of the design sketches presented to us we do not accept that the new dwelling would be in keeping with its attractive surroundings – in fact it would be in stark contrast to them and would be readily visible to anyone passing on the nearby right of way – nor would it utilise materials that would reflect the existing character of the built environment in the village. On these grounds **we object to the current proposals** and suggest that the applicant should be asked to reconsider the design of the replacement dwelling to see if a more acceptable scheme can be found.

The Parish Council are also concerned that the various reports accompanying the application have not given enough recognition to the importance of the County Wildlife Site at Meadow Cottage Wood. We would expect the District Council will ensure that adequate safeguards and procedures will be put in place to protect this Wildlife Site. We are also aware that there is evidence of the presence of bats and stag beetles in the locality and the Suffolk Wildlife Trust has expressed its concern about the need for a detailed survey and the need to put adequate protective measures in place.

There is a well-used PROW along the north side of the property and we would urge that the use of this footpath should be safeguarded should any building operations take place. Furthermore we are not convinced that the information about past flooding events is entirely accurate since local information indicates that the south-west corner of the garden was flooded in the recent past within 250 metres of the property.

Eric Barnett – Chairman, Gt. Bealings Parish Council, 16 July, 2014