

DC/15/5105/FOL

Former Wood Barn Cottages

From: **Dee Knights** (greatbealingspc@hotmail.co.uk)
 Sent: 14 January 2016 12:21:26
 To: katherine.scott@eastssuffolk.gov.uk (katherine.scott@eastssuffolk.gov.uk);
 d.c.admin@eastssuffolk.gov.uk (d.c.admin@eastssuffolk.gov.uk)

Dear Katherine

Great Bealings Parish Council discussed this application at its meeting on 12th January and agreed to **object** strongly to this application for the following reasons:

1. We have repeatedly stated that we are concerned at the overdevelopment of this overall site based on the series of applications that have come forward.
2. The current application states that this development would be in accordance with SCDC policy DM3. We strongly disagree given that it is neither a replacement, a subdivision, an affordable development, a conversion, or a case of minor infilling. It is an encroachment onto an area of agricultural land that has been given permission for use as horse pasture. That does not accord with any of the provisions of DM3.
3. As we have said in previous correspondence we remain concerned - particularly now we have seen the additional application DC/15/5014/PN3 - that the site as a whole will become overdeveloped. There is no condition attaching to 5105 that would prevent the owner of Plot 1 from applying in due course for a separate dwelling on that site if 5105 were to be approved and the 'spare' land used for another dwelling.
4. The application to construct a new roadway out onto the lane to the north of the property has not been determined and we remain wholly opposed to such a development for reasons set out, namely that the exit would be dangerous and would, given the additional properties implied by these recent applications, cause an undue increase in traffic on a small (partly single track) side road.
5. These development will also cause increased traffic onto Seckford Hall Road which is also very narrow and restricted.
6. Seckford Bungalow would be seriously affected by these developments, both with respect to traffic, services including water supply, and in terms of the extensive construction traffic and disruption that would be caused.
7. As you are aware, the Great Bealings Neighbourhood Plan is currently out for consultation and will be submitted to SCDC shortly. It fully supports the SCDC policies with respect to development in the countryside and provides ample evidence in validation of a measured and restricted approach to such development. The current application would be in breach of this approach and should be refused.
8. The application refers to the appeal decision in relation to a development at Bloomfields Farm. We fail to see how this relevant:
 - Martlesham is a local service centre - Great Bealings is an 'Other Village' and thus deemed to be part of the countryside.
 - That application was for a conversion/replacement of an existing dwelling - this is an encroachment on a piece of agricultural land in the countryside
 - That application made it clear by condition that demolition of the existing dwelling would be required - in this case there is no protection against the owner of Plot 1 coming forward with an additional application in due course on the site that would be vacated if 5105 were to be agreed, thus increasing the density of development on the wider site.

Yours sincerely
 Dee Knights Parish Clerk