

WISSETT PARISH COUNCIL

MINUTES OF THE WISSETT PARISH COUNCIL INTERIM PLANNING MEETING HELD ON WEDNESDAY 11TH DECEMBER 2024 AT 5.30PM IN WISSETT VILLAGE HALL

PRESENT: Cllr F. Burton (chairman), Cllr P. Parry, Cllr G. Kiddy, Cllr C. Prior, Cllr M. Wetmore, Cllr B. Matthews, Cllr E. Flaxman

APOLOGIES: None

NOT PRESENT:

ALSO PRESENT: Carol Hume (Parish Clerk), 1 Member of the public.

DECLARATIONS OF INTEREST:

None

REQUEST FOR DISPENSATIONS.

None received

TO CONSIDER PLANNING APPLICATION DC/24/4040/FUL

Lilac Lodge, The Street, Wissett, Halesworth, Suffolk IP19 0JH – Single-storey garage extension and two-storey residential extension.

The applicant was not present at the meeting but had been in touch with the clerk to point out there was an error with the name of the property on the original circulated agenda and to ask if her comments could be considered. The chairman read out the comments to the meeting:

“I already have full planning approval for a West end and porch extension granted in February 2023 ref DC/21/4863/FUL. This application is for a revised design to a) better align with the aesthetic and lines of the existing structure and b) reuse elements of the existing structure to reduce environmental impact”.

The chairman outlined the background to this application. The Parish Council objected to the earlier application DC/21/4863/FUL which was amended following the planning officer's recommendations and permission was granted. This gave permission to two storey extensions at both the east and west ends with the garage on the west and having a games room over it. Subsequently the east end extension was constructed. The current application seeks to construct a 3.3m two storey extension at the west end on the existing footprint of the garage and a new 3m garage to the west of that. The Parish Council's initial objections to DC/21/4863/FUL included a concern that the proposed extension was too large for the site, it stated:

1. “The proposed extension on an already large house gave the appearance of a dwelling much too large for its relatively small site giving a sense of disproportion and overdevelopment.
2. The extensive wooding cladding bears no relationship to other houses in the area or any vernacular tradition and appeared to some from the computer generated images to clash with the visual amenities in the immediate vicinity namely a Grade 1 listed church opposite and a Grade 2 listed house next door.
3. Although not in the Conservation Area the property is immediately adjacent to it and the proposed design sitting on a corner plot was felt to detract from the architectural merit of the Conservation Area”.

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Following amendments to DC/21/4863/FUL the Parish Council reiterated that:

“The development is much too large for the site. The plans do not show what the actual increase is in square footage, but it is clearly substantial and presents as being shoe-horned in to an already small plot”.

The current application now seeks to add a further 3m garage to the plot at its west end.

Following further discussion involving all councillors about the application and the points already raised, the chairman proposed that “the Parish Council renews its objection that the proposed development is too large for the plot and that the property is adjacent to a Grade 2 listed building, opposite a Grade 1 listed church, also it is on the edge of a conservation area. As such to increase its already large footprint will do harm to the setting of heritage assets and the conservation area”.

A vote on this proposal was taken with 4 councillors in favour, no councillors against and 3 councillors abstaining. The proposal was therefore carried and this objection will be entered on the ESC planning consultation portal.

ANY OTHER BUSINESS

Cllr Wetmore spoke of the flooding that has occurred twice over the last month at the junction of Lodge Lane and the main road. Some car drivers have become stuck in the water. This is caused by a blocked pipe in the beck by the road and when the beck is full then water can't flow. Edward Kiddy has tried to clear the pipe which is partially blocked with vegetation and mud, but he was unable to reach far enough along it with drainage rods. The chairman thanked him for doing this. It was resolved to report the flooding to Suffolk Highways and ask them to clear the pipe. It was also agreed to ask them if the Parish Council can have 2 “Flood” signs which can be put out to warn drivers when the problem happens again. The clerk will report the issue on the Highways portal and request the signs.

Cllr Prior said that she will thank Mr Bob Stephenson for supplying the Christmas tree for the village and give him a bottle of wine, the cost of which will be repaid by the Parish Council along with the cost of the mulled wine for the tree switch-on.

DATE OF THE NEXT PARISH COUNCIL WILL BE THURSDAY 16TH JANUARY 2025

The meeting closed at 6.15 pm.

Carol Hume
Parish Clerk/RFO

Minutes signed as correct:

Date: