



Minutes of Great Barton Parish Council Planning Meeting Monday 10th June 2024

Members present: Councillor Maggie Dunn chaired the meeting with Councillors Andy Baker, David Clarke and Gwyn James the Clerk was also present.

There were 7 members of the public present.

1. Apologies were received and accepted from Councillor Peter Fisk
2. No declarations of interest were received and there were no requests for dispensation

Great Barton Parish Council would like to see the report from the tree Officer before commenting on this application:

ADDRESS	PLANNING APPLICATION REFERENCE	DETAIL
Barton Court School Lane Great Barton	DC/24/0688/TPO	Tpo 341 (1973) Fell 1 x Yew tree & 2 x Cyprus trees

Great Barton Parish Council were not consultees on these 2 applications so did not comment:

Highfield Nacton lane Great Barton	DC/24/0549/HPA	single storey rear extension which extends beyond the rear wall of the original house by eight metres with a maximum height 3.85 metres and a height of 2.8 metres to the eaves
46 conyers way Great Barton	DC/24/0530/CLP	Application for lawful development certificate for proposed use or development - for the siting of a mobile home ancillary to dwelling

Great Barton Parish Council object to this application:

The Homestead Conyers Green Great Barton Suffolk IP31 2RX	DC/24/0667/LB	Amendment to application no DC/23/1229/HH received on 9/4/24 Detached 1.5 storey annexe
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Great Barton Parish Council object to the planning application DC/24/0667/LB The Homestead, Conyers Green which seems to be exactly the same as planning application DC/23/1229/HH. Our objections remain the same as it still contravenes Policies DM23 of the Joint Development Planning Policies Document, DM15 Listed Buildings and GB14 of the Great Barton Neighbourhood Plan 2019 2041.

The Homestead is a circa 17th century house and a grade 2 listed building set in close proximity to other listed buildings. It retains a great deal of its original character. The proposed annex will be contemporary in style and will detract from the listed building that is The Homestead, moving the annex location from the entrance closer to the main property does not change that fact, both of these issues are raised in the Conservation Officers report, September 2023. Policy GB14 of the Neighbourhood Plan specifies that the development proposals should be designed to respect the integrity and appearance of Buildings of Local Significance, the annex does not meet these requirements. There are 22 buildings of Local significance in Great Barton of which 6 are located in Conyers Green, the proposed building will significantly impact the street scene of Conyers Green. The application contravenes Policy DM23 5.10 Special Housing Needs where it states that an annexe must be capable of being integrated into the use of the main dwelling once the need for it has ceased and shall not be used as a separate dwelling. The previous Design, Access and

Heritage statement supplied with the planning application clearly states the annex will be an independent building to the main house and will be insulated from the main houses occupancy and therefore appears not to be an annex but a totally separate dwelling. This is still the case; it also states that the annex will be sympathetic to its surroundings but it will be positioned in close proximity to a building listed in Policy GB14 of the neighbourhood plan as a building of significant local interest. The new structure will be disproportionate in size and mass as an extension to the existing grade 2 listed outbuilding it will be attached to as so very well pointed out in the Conservation officer comments on the previous planning application DC/23/1229/HH and this has not changed in this application. It has been noted work seems to have already started on the roof of the outbuilding to facilitate this extension. The plans show the structure height has only been reduced by approx. 92cm with sky lights fitted which could imply first floor rooms being added at a later date. The neighbourhood plan-built character, page 52 of the Neighbourhood Plan states that the majority of the buildings in the Conyers Green area are detached houses set back from the road, the materials are largely red brick with some flint walls with a pitch roof with clay pantiles and grey slate. The finish for the annex is to be a feather edged cladded building which will not be in keeping with anything else in that area. The annex will be side on to the road where the majority of the houses are face on to the road and will impact on the landscape quality of the area. With reference to Appendix 4 of the neighbourhood plan; The Annex does not harmonise with the adjacent properties, it does not follow the height, massing and general proportions of adjacent buildings and does not take cues from materials and other physical characteristics.

Great Barton Parish Council object to this application:

ADDRESS	PLANNING APPLICATION REFERENCE	DETAIL
Jubilee Farm Vicarage Farm Lane Great Barton	DC/24/0490/FUL	Change of use from timber yard to farm shop

Great Barton Parish Council object to this application.

Under this application the access to the farm shop is by way of Bridle path 8, a safe and much used bridle path in the village. The Parish Council want to see the bridle path status kept for its intended purpose which is for use by pedestrians, cyclists and horses and not motor vehicles. The Parish Council are supportive of the Farm Shop part of this application.

Maggie Dunn
Chairman
Great Barton Parish Council