



Minutes of Great Barton Parish Council Planning Meeting Monday 25th April 2024

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

There were 3 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 have support this application:

ADDRESS	PLANNING APPLICATION REFERENCE	DETAIL
Orchard End East Barton Road Great Barton Suffolk IP31 2RF	DC/23/1272/FUL	Amendment to previous application no DC/23/1272/FUL received 14/8/23. a. one dwelling with detached single storey garage b. single storey front, side and rear extensions to existing dwelling c. insertion of three dormer windows and two roof lights to existing dwelling d. external alterations to existing dwelling including replacement windows and doors and removal of chimneys e. alterations to existing access and driveway as amended by drawings received 24 March 2024

Great Barton Parish Council object to this application:

ADDRESS	PLANNING APPLICATION REFERENCE	DETAIL
The Homestead Conyers Green Great Barton Suffolk IP31 2RX	DC/23/1229/HH	Amendment to application no DC/23/1229/HH received on 8/8/23 detached 1.5 storey annexe

Great Barton Parish Council objects to the amended planning application DC/23/1229/HH The Homestead, Conyers Green as it contravenes Policies DM23 of the Joint Development Planning Policies Document 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. 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.

Maggie Dunn
Chairman
Great Barton Parish Council