

Minutes from a meeting held on 11th June 2015 at 7.30pm held in the Margaret Preston Room, Wreningham Village Hall

Present

Cllrs Michael Hill (Chair), Lizzie Brake, Paolo Dalmazzo and Jon Moon.

In attendance

Mr W. Lockwood and 1 member of the public.

703. Apologies: Cllr. Hilary Gauthier, Keith Morris, Clerk

704. Declaration of Interests.

None.

705. Open Forum

None.

706. Planning

2015/1036: Land West of All Saints Church, Church Road – proposed dwelling using innovative solar based technology and wildlife enhancing landscape proposal.

MH opened the discussion by reminding councillors of their duty to be impartial and represent the village as a whole. He said that this application had proven difficult for Councillors to draw a majority decision on and had given rise to several differences of opinion sometimes within the same person! He introduced Mr Lockwood and thanked him for attending the meeting to help the Council and to explain his planning application and answer questions.

Mr Lockwood presented additional material to explain, clarify and support his planning application. His intention is to create an asset within the village which demonstrates a high level of innovation both in visual design and in technical implementation. His intention is to reduce impact on sightlines to the Grade 1 listed Church by setting the buildings towards the rear of the plot and planting trees, bushes and other plants to provide an arboreal screen/backdrop and enhances opportunities for flora and fauna on the plot. Once planning permission is gained and various surveys completed, Mr Lockwood anticipates completing the build within 9 months.

MH read out submissions from parishioners:

- one addressed the impact on the Church and its land – the need to respect consecrated land; the relocation of overhead electricity lines; and, the tendency for the church land adjacent to the plot to flood.
- one welcomed the innovative design and its landscaping as a potential asset for the village whilst recognising the potential for different reactions to this design.
- one identified that the Grade 1 Church has enjoyed and provided an open aspect for many hundreds of years; that centuries of burials indicate a potential for the extent of the historic graveyard to be greater than the modern day boundary and could well impact the plot in question; that this will add to the ribbon building effect along Church Road.

Councillors posed questions relating to these issues and those documented in the minutes (and shared with Mr Lockwood) from the last meeting. Points which were covered include:

- The Parish Plan has evidenced that parishioners value the various open spaces within the village and that there are sufficient large buildings.
- The application plot is not within the Building Line for the village.
- Para 55 applications seem to be a way of circumventing planning rules.
- The visual appearance deriving from a threshing barn was attractive to some but others considered that it would dominate/overwhelm the Church and not be in keeping with the locality.
- Location of the building to the rear of the plot should not allow for subsequent buildings at the front of the plot.
- The loss of an open space next to the Church.
- Regular flooding along the Hethel Road/Church Road boundary of the plot could have implications for this application not least that it will require continued monitoring/intervention by the landowner. There may be a need to liaise with Highways and other landowners to address this.

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- The technical aspects relating to building materials, heat management, low profile green impact were welcomed.
- The planting plan for trees, bushes and shrubs to provide a screen and support for other flora and fauna were welcomed.
- A design like this has merits might be used to influence subsequent planning applications within the village.
- The accumulation of buildings along Church Road (recently built and under consideration) will see the addition of some 20+ extra houses and create a ribbon development.

Mr Lockwood's responses included reference to his design intentions and a recognition that this Para 55 application is outside the Building Line but it would not see further development on the plot. He indicated that particular aspects of the design are immutable (e.g. embedded solar panels in the roof). However there is a potential for flexibility and variations to address some of the issues raised, such as building height, building colour, facing materials, etc.

The vote was taken and the majority decision is that this planning application is not supported by the Council. However, when the clerk informs SNC Planning officers of this she will also append the minutes from this and the last meeting to provide them with the Council's discussion points for their consideration.

707. Dates of Future Meetings: 14 July, 8 September, 10 November at 7.30pm in the Margaret Preston Room in the Village Hall, Mill Lane.

Meeting closed at 8.45 pm.