

RISBY PARISH COUNCIL**Minutes of the planning meeting held on Thursday 13th February 2020**

Councillors present: Derrick Abrey (Chairman), Simon Gray and Chris Sutton

Also present: Three members of the public

The following issues were raised during the Open Forum:

- Planning application DC/20/0058/HH

1. Acceptance of apologies for absence

Apologies were received from Jill Gray, Steve Smith and Julian Read. The clerk, Joanne Kirk, also sent her apologies.

2. Declaration of Interest in items on the agenda and dispensation requests

No councillors declared an interest in any items on the agenda and no dispensations were requested.

3. Planning

a) Planning appeal DC/17/2378/LB - White Horse Inn, Newmarket Road, Risby - Change of use (class 4) to residential accommodation (C3) comprising 4 flats and two dwellings (ii) with associated internal and external alterations and (iii) and access

It was resolved that the Parish Council's previous objection to this application would be submitted to the Planning Inspectorate, namely that

- The proposals do not comply with DM 27 because it is not a small undeveloped plot as there is already planning permission for six dwellings
- The application is for six 'maisonettes' not for a single dwelling or pair of semi-detached dwellings as specified in DM27.
- The density of the proposed application is not commensurate with the scale and character of existing dwellings because it is not within an otherwise continuous built up frontage and all the other properties along Newmarket Road are single detached bungalows or cottages.
- The addition of six additional properties will have a detrimental impact on the setting of a listed building (The White Horse Pub).

Risby Parish Council also believes that there is insufficient parking allocated for the number of new properties and properties already granted planning permission (12 properties in total). Even if the number of spaces complies with current guidelines, there is no facility along Newmarket Road for overspill due to the parking restrictions (double yellow lines) on both sides on Newmarket Road. With 1.5 spaces allocated per property this does not leave sufficient parking any additional cars per household or for visitors parking.

The dormer window on the property on the western edge of the proposed development overlooks the neighbouring property. The properties backing onto the A14 have Velux windows which would be more appropriate in this case.

b) DC/20/0058/HH - Manor View, The Green, Risby - Two storey side and rear extension

It was resolved that the Parish Council would object to this application for the following reasons:

- The village of Risby is defined by the two village greens and the houses which surround them. This is protected by the existence of the Conservation Area encompassing the central part of the village including the whole of these two greens. Manor View is of a substantial size and character and therefore has an impact on the visual and aesthetic features of the Conservation Area and the village as a whole. The design is inconsistent with DM2a as it does not recognise the key features and local distinctiveness of this part of the village and does not conform with DM17a and b as it does not preserve or enhance the character and appearance of the Conservation Area or the views into, through and out of it, nor does the scale, form and height respect the area's character and setting.
- Although the property is currently protected to a degree by the existence of a hedge (which can be easily and quickly removed) towards the east, the rear aspect of this particular house is visible from a large area which includes Hall Lane, 'Sycamore Row' and School Road up to and including Charman's Farm and will therefore affect the views into and out of the Conservation Area. (DM2c and DM17a)

- The proposed extension is totally out of keeping with surrounding properties and does not respect the character, scale and density of the locality (DN2j).
- The extension will adversely affect the residential amenity of neighbouring properties particularly Sycamore Cottage and Tudor Lodge by reason of overshadowing and overlooking (DM2gv and vi) The rear aspect of Sycamore Cottage in particular will be totally overlooked and will lose all privacy which cannot be alleviated by hedging or fencing.

4. Finance

a) Approval of any payments

It was resolved that the following payment would be approved:

- Fidelity - pension payments missed in 2019 when Fidelity changed payment arrangements – LGA 1972, s111 - **£425.00**

There being no further business the meeting closed at 8pm.

Signed (Chairman)

Dated