

Drinkstone Parish Council Meeting 10<sup>th</sup> January 2022

Agenda Item Portfolio Report – Planning

At the time of writing this report there has not been a decision made regarding planning application DC/21/06053 Application for 1 dwelling and garage and new vehicular access – land at Chapel Lane, however the determination date is the 4<sup>th</sup> January 2022 so we should have a decision prior to the January meeting on the 10<sup>th</sup>.

DC/21/06748 | Application to determine if Prior Approval is required for a Proposed; Erection, Extension or Alteration of a Building for Agricultural Barn or Forestry Use. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6 - Erection of grain storage shed. | Land At Rookery Meade Farm Tostock Road Drinkstone IP30 9SS

This application is for a substantial building (in excess of 18 x 36 metres with a ridge height of 9 metres) constructed from concrete panels and steel cladding, it will be used as a grain store.

Policy DRN1 of the Drinkstone Neighbourhood Plan states

Proposals for development locate outside the settlement boundaries will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses where

iii) it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can be satisfactorily be demonstrated that it needs to be located there or meets the requirements of other development plan policies.

The proposed application will be sited at a right angle to existing barns and will be visible from the road. I would comment that whilst this proposed development meets the DRN1 policy by the nature of use, the planting and landscaping that was detailed on the previous application DC/20/01519 has not been completed, as detailed on the conditions associated with the approval (see below) therefore requirements regarding Policy DRN9 Biodiversity have not been met. The Parish council commented on the previous application regarding planting species and the replacement of hedgerows. (see plan attached)

*'ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING All planting and landscaping as shown on the site plan (R&P Baker dated 15th April 2020) shall be carried out during the first planting season (October - March inclusive) following the commencement of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species. Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.'*

Planning application DC/20/05249 Yew Tree Cottage Cross Street.

Mr Nice requested a meeting with representatives of the Parish Council following communication with the appointed MSDC planning officer.

A meeting took place in the village hall on the 20/12/21 present were Mr Nice (applicant) Councillor Holborn, Mrs Hill Drinkstone Parish Clerk and myself. Mr Nice presented a site plan that details the proposed site of the replacement dwelling, it is now nearer to the original application site and not towards the rear boundary. Mr Nice explained the reason for the relocation was due to the main sewer which runs directly under the original site therefore making it difficult. He advised that Anglia Water require a 3m easement from the sewer. Mr Nice was not aware of the exact sewer location prior to purchase of the site. (see site plan attached)

Mr Nice also presented a digital map that was sent to him via email from Mahsa Kavani detailing the settlement boundary. This boundary from the emerging Joint Local Plan does not match the Drinkstone Neighbourhood Plan Settlement Boundary. Mahsa Kavani stated in an email to Mr Nice

*'Drinkstone PC will need to change their NP to match the new joint local plan, this was extensively discussed during the latest assessment and subsequent refusal under DC/20/05249. The reason for refusal was the house being situated outside of the latest settlement boundary area*

*Your latest amendment to the proposal is inside the settlement boundary and compliant to proposal DRN1'*

Clearly this needs to be discussed by the PC although I am not confident that we have an alternative option.

It would appear MSDC would accept the new location of the replacement dwelling as an amendment to the existing application, however I feel it should be a new application to ensure it meets all of the requirements and policies of the Drinkstone Neighbourhood Plan.

Prepared by Councillor Elnaugh