

WORLINGWORTH PARISH COUNCIL

All Councillors are reminded of their obligations under the Code of Conduct Regulations.

Minutes of the Extraordinary Meeting held on Thursday 18th October 2018 at the Community Centre.

Attendance Brian Smallcombe (Chair) (BS) Juliet Pierce (Vice-Chair) (JP)
Michael Howard (MH) Adrian Smith (AS)

There were were 9 parishioners present at the meeting.

Public Contributions

The Chair asked if anyone present wished to make any representations regarding the items for discussion on the agenda.

Various aspects around application DC/18/04364 regarding the conversion of redundant barns at Grove Farm, Shop Street, Worlingworth were raised, including:

- Whether there was an existing private dwelling on the site.
- That a change of use to residential would probably improve the site, from a currently unused barn at risk of becoming derelict, with the alternative being industrial use, which would not suit the area.
- Concerns were expressed about the road extending beyond the existing line of houses. It was noted that this site is just outside of the current village envelope and worries were expressed about this setting a precedent.
- The visibility on the access to Shop Street and whether trees and shrubs would need to be removed from the Crowe's Nest site – this would be an issue for Suffolk County Council's Highways Department.
- The possibility of bats on the site – this would be addressed by the District Council Planning Department.

Various aspects around application DC/18/04426 regarding the conversion of barns at Moss Farm, Water Lane, Worlingworth were raised, including:

- Clarification of the location of the site, the application should read Tannington Road, not Water Lane.
- Whether the planned conversion is in keeping with the area, although the structure will not change there is a lot of glass in the plans, although it could be argued that this is an example of current architecture.
- JP outlined that plans for other buildings on this site to be conversion to dwellinghouses had been submitted earlier in the year, but the Parish Council had asked that the main building be included as part of the renovation on the site as it was in desperate need of restoration. The applicant had taken on board these comments with this current application.

Various aspects around application DC/18/04524 regarding the erection of 2 no. residential dwellings on land to the rear of The Swan Inn, Worlingworth were raised, including:

- Debate about whether the scrubland surrounding the Bowling Green was part of the protected historical area.
- A similar application had been submitted and refused earlier in the year, although this is now a pared down version with less housing, still retaining much of the grassed area.
- The access direct onto Swan Road avoids the conflict of using the pub driveway, but there are still concerns about the safety of vehicles turning, particularly with reference to existing access points for residents opposite the proposed new driveway. Historically the District Council have objected on the basis of access and it is difficult to see what has changed in this respect.
- The developer has offered the Bowling Green as a gift to the Parish Council to be used by Save Our Swan in their bid to bring The Swan back into use as a community pub. As minuted at the September meeting of the Parish Council, until the future of The Swan is settled it would not be appropriate for the Parish Council to take on the management of the land as offered. Also, this is not a material consideration when considering a planning application and must be considered entirely separately.
- A point was raised that the village does need development in order to bring in new people, as otherwise it will not thrive. If the development is granted permission then it may prove more likely that the developer will gift the Bowling Green land to either the Parish Council or the Save Our Swan group, which would help make the pub bid a more viable option. This was noted and although the Parish Council support the idea in principle and recognise that at times there is a need to compromise for the benefit of the village as a whole, there is currently no formal offer or guarantee that the proposed gifting of the land would actually take place, it is currently only an informal proposal.

The Chair thanked those present for their input and stated that the Council would take all the matters raised into consideration.

WPC 18-09-01 Apologies for Absence

Carol Garrett (CG) offered her apologies as she was away on holiday. Andrew Nunn (AN) was unable to attend due to illness. Richard Quinton (RQ) and Jackie Quinton (JQ) were unable to attend due to a pre-existing commitment. The Council accepted all apologies.

WPC 18-09-02 Declaration of Interests

There were none

WPC 18-09-03 To consider planning applications that have been submitted since the last meeting:

- a) *DC/18/04364 Proposal: Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to Dwellinghouse (Class C3) and for Operational Development Town & Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q – conversion of redundant barn. Location: Grove Farm, Shop Street, Worlingworth, IP13 7HX*

Councillors had all studied the application in advance of the meeting. After discussion and taking into consideration public views expressed at the beginning of the meeting, it was decided to submit **A SUPPORT** to the application with the following proviso:

- i. The Parish Council supports the renovation of this barn to include change of use to a dwelling, but would not like to see this as a precedent to expand the development any further than the existing proposal, as it is just outside of the existing village envelope.

JP proposed, MH seconded, 4 voted in favour and **THIS WAS SO RESOLVED.**

- b) *DC/18/04426 Proposal: Notification for Prior Approval for a Change of Use for Agricultural Building to Dwellinghouse (Class 3) and for Operational Development Town & Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q – Conversion of barns to 2no. dwellings. Location: Moss Farm, Water Lane, Worlingworth, IP13 7LT*

Councillors had all studied the application in advance of the meeting. After discussion and taking into consideration public views expressed at the beginning of the meeting, it was decided to submit **A SUPPORT** to the application, based on the following point:

- i. Following the application submitted for consideration in August the Parish Council had asked that the main building on the site be included in the renovation works. The applicant has taken on board this recommendation and therefore the site will be improved as a whole

AS proposed, MH seconded, 4 voted in favour and **THIS WAS SO RESOLVED.**

- c) *Any other applications received to date (if applicable)*

DC/18/04542 Proposal: Erection of 2no detached residential dwellings. Location: Swan Inn, Swan Road, Worlingworth, Woodbridge Suffolk IP13 7HZ

Councillors had all studied the application in advance of the meeting. After discussion and taking into consideration public views expressed at the beginning of the meeting, it was decided to submit **AN OBJECTION** to the application, this decision is based on the following points (many the same to those raised in April 2018 as the Parish Council believes there is no real material change in the application):

- i. As per the previous application to build on this site the Parish Council believes that the proposal, by reason of siting, design and external appearance of the development would be inappropriate to its location, detrimental to the character and appearance of the settlement and seriously detrimental to the setting of the adjacent listed building. The Parish Council believe that the proposed development is contrary to the Mid Suffolk Local Plan.
- ii. At the time of the previous application the bowling green area that is subject to the current application was deemed to be a 'visually important open space' at the site to the front of the Inn. It appears that this open space has been erroneously recorded on plans to be to the North of The Swan Inn, instead of the South. It may be that this was due to some confusion over the alignment of Inn, as the 'front' of the Inn does in fact overlook the bowling green, it does not face onto the road. This 'visually important open space' is still an important feature of the site and needs to be preserved for the benefit of the Community.

- iii. The Parish Council is particularly keen to see the work of the Community Pub group, Save Our Swan, come to fruition and it is hoped that The Swan Inn will again become a hub of village life, as it was before it closed in early 2016. The Save Our Swan group was formed in early 2016, the only reason that The Swan has been standing empty since then is at the behest of the owner. There is no indication that it would not be a viable business if opened once again as a public house. The bowling green area, although now under separate ownership, was part of the curtilage of The Swan Inn at the time of listing and therefore, it is assumed, subject to the same constraints and restrictions of listing as The Swan itself. To lose the bowling green area, an important asset to The Swan and regularly used for community events when the pub was open, would be detrimental to the village overall and would negatively affect the historical and cultural importance that The Swan Inn has held within the wider area.
- iv. The developers have contacted the Parish Council and informally suggested that they may consider 'gifting' the bowling green land to the Parish Council if they are successful in achieving some planning permissions for residential dwellings on part of the site. The Parish Council believes that the act of 'gifting' land for community use should be considered separately from any planning application and notes that this application does not mention any guarantees that such a gift would occur should planning permission for residential dwellings be granted. As minuted from the September 2018 meeting the Parish Council does not feel that it would be appropriate to take on the management of this piece of land until the future of The Swan is settled, if the Save Our Swan group are successful in their bid to set The Swan up as a Community Pub, then the proposal could be reviewed.
- v. The Save Our Swan group are intending to revive many of the activities that The Swan has hosted for many years as part of the Community Pub project, including hosting live music events, the loss of which have been keenly felt by the community, with dwellings in such close proximity there would undoubtedly be conflict relating to noise issues
- vi. The Parish Council believes that the access to Swan Road would be dangerous, particularly regarding the close proximity to access points on the opposite side of the road.
- vii. There are still concerns about the impact on local flora and fauna in the area.

JP proposed, AS seconded and 4 voted in favour **THIS WAS SO RESOLVED.**

WPC 18-09-04 Matters for consideration at the Parish Council meeting on 21st November 2018

Items already on agenda:

Posters to address dog fouling in village	Bin stickers to help address speeding issues in village
Walking Day Report	Ways to Improve Communication
Planning committee	Calendar for 2019 – including consideration to move to monthly meetings
Budgeting – forward planning	Jubilee Cup nominations

Additional items for the agenda:

None

There being no further business requiring the attention of the Parish Council, the meeting was closed at 8.30 pm.

The next meeting is set for **Wednesday 21st November 2018** at 7.30 pm.

Sarah Clare
Parish Clerk

Brian Smallcombe
Chair