

Agenda Briefing 7 February 2023.

Planning

[DC/23/00194](#) Erection of a greenhouse

Beyton Cottage, Church Road, Beyton IP30 9AL

There is a live enforcement case open on this application as a neighbour has reported the building of a concrete base to MSDC - hence this application. If the application is granted there will be no further action and the enforcement case will be closed however if the application is refused the enforcement case will remain live and action will be taken by MSDC.

[DC/22/06269](#) Erection of cart lodge with rooms above *ancillary* to main dwelling

Marl Cottage, Church Road, Beyton IP30 9AL

Although there are no planning policies specifically relating to 'outbuildings' planning policies to consider would be SB02 and HB1:

HB1: The District Planning Authority places a high priority on protecting the character and appearance of all buildings of architectural or historic interest particular attention will be given to protecting the settings of listed buildings.

SB02: Development appropriate to its setting: within settlement boundaries, development or changes of use appropriate to their surroundings will normally be permitted unless, to a material extent, they are considered to adversely affect:

- The character and appearance of the settlement
- The privacy and amenity of neighbouring properties
- Road safety including impact of traffic generation
- Existing open spaces providing important facilities for the local community
- Existing wildlife areas, trees or other landscape features within or abutting settlement boundaries
- Listed buildings, their setting or the appearance of a conservation area
- The District Planning Authority will refuse development which does not have a form, scale or character in keeping with the surrounding area, excessive infilling or inappropriate forms of development will be refused.

The application is for the cart lodge to be *ancillary* to the main dwelling which means if granted it could be used for commercial gain; typically an officer would put a condition on the application for the cart lodge to be used incidental to the enjoyment of the main dwelling for guests, relatives and friends thus making this functionally dependant on the main dwelling the reasons being the proposed annexe constitutes a physically separate unit of dwelling accommodation.

Regarding the hedge, reading through the General Development Planning (England) Order (2015) and despite the dwelling being in a conservation area, the applicant can still make changes to the hedge under permitted development rights. Should they wish, they could remove it entirely, although the plans indicate this is not the case and it would appear the access off Church Road will remain the same, and the hedge defining the boundary between Marl Cottage and the church will remain the same.

To receive an update on planning application DC/22/05929 change of use of former public house to restaurant and hot food takeaway (A3/A5) The Bear Public House, Tostock Road IP30 9AG:

Residents were asked to submit comments directly to MSDC so as to be counted as representation and 6 residents did write in.

Austin Davies has requested this application is called in to committee.

The determination date is 02 02 2023.

To receive an update on the removal of trees on Cangles Lanes;

There is now a live enforcement case on this site. An enforcement officer has visited the site and sent a letter to the owner advising them to apply for planning permission to grant the access that has been made by removal of the hedges and trees. Again, if the planning application is made and granted the enforcement case will close however if no application is made the enforcement case will proceed.

Finance

Councillors to consider setting up a Warm Space or returning the grant of £250 back to the District Council:

If the Parish Council themselves are not going to make use of the funds under the terms of the grant it must be returned to MSDC.

Councillors to consider a financial request to support an event to mark the Coronation:

Councillors to consider a request for financial support with this event proposed to cost around £900 in total.

Councillors note: the BVA reported reserves of £2,592 at the November Parish Council meeting; the Parish Council donated £1k towards the Platinum Jubilee celebrations.

Beyton Environmental Group (BEG) including the potential use of a thermal imaging camera:

The Council have the opportunity to loan a thermal imaging camera as follows:

Collection from Woodbridge – 11/04/2023 to 24/04/2023

Collection from Beccles – 28/02/2023 to 13/03/2023

Collection from Laxfield – 21/02/2023 to 13/03/2023 **OR** 21/03/2023 to 03/04/2023

Collection from Saxmundham – 21/03/2023 to 03/04/2023

Beyton Village News (BVN): to consider its frequency and printer:

Precision Marketing have increased the printing price from £138 to £232; £138 was agreed in 2018 with the owner of the business who lived in Beyton, he has since left the village. Quotes have been sourced from alternative local printers and range from £146 to £430; these have been sent to the editor who will offer a recommendation for Council to consider.

Community Speedwatch to include consideration of installing traffic calming measures:

I have sent an email to Penny Otton asking what traffic measures could be considered and at what cost and lead time.

The VAS has been recalibrated.

The Village Green

To receive an update on the purchase of the Village Green:

The vendors have been advised they cannot sell The Green and keep the title 'Ladies of the Manor'; it has always been their intention to keep this title.

The land agent has proposed the idea of a 99 or 125 year lease to the ladies so they keep their title and the Parish in effect own The Green – although in reality the Parish will not own The Green. This is a proposal to the ladies and will only come to the Parish Council if the ladies agree, it will then be for the Parish Council to consider it.

The Parish Council's solicitor is going to look into all possibilities to enable the Parish Council to purchase the green whilst allowing the ladies to retain the manorial rights..

Ditches:

To consider the maintenance of the culvert under A14 heading out towards Thurston:

National Highways have confirmed they carry out weekly inspections of the culvert and will confirm details of the cyclic maintenance once they have spoken with the drainage team.

To consider the maintenance and clearance of ditches within the Parish:

I have chased SCC Highways again following the receipt of an email on 09 03 2022 as no agreement for maintenance has been received by the Parish Council:

'I have set up a customer report on your behalf, and can assure you that Suffolk Highways commitment to legally formalise taking on future maintenance of the ditches is in hand.

I have liaised with Suffolk legal and produced the required drawings of the area to be taken on by Highways. They can now progress setting up the legal ownership and adding details about the area to our highway boundary records.

I appreciate it's been quite some time, as you can appreciate it's not the highest priority job for either drainage/flooding or legal, but it is slowly progressing and I have added it as an asset to my drainage mapping so regardless of legal status anyone looking at our asset database/map will see we have accepted this section of ditch'.

Training:

To receive an update on suitable Cardiopulmonary Resuscitation (CPR) training:

The British Heart Foundation offer a free online course entitled 'heartstart' which takes around 15 minutes to complete. This training could be held in a public venue with access to internet thus training multiple people at little cost.

