

**HAWSTEAD PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL  
ON 28<sup>th</sup> August 2014.**

**Present:** Cllrs John West (Chairman), Clive Robinson, Henry Brewis (*in part*), Ros Alexander, Jayne Robertson and Christabel Carr. Catherine Hibbert (Clerk).  
One member of the public.  
**Apologies:** Cllr Michael Harrison.

*The meeting recessed for Public Forum at 7.30pm.*

<u>No matters were raised during Public Forum:</u>
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*The meeting reconvened at 7.30pm.*

**1. APOLOGIES.**

Noted.

**2. DECLARATIONS OF INTEREST.**

HB declared an interest in item 3.2 (as applicant of planning application).

**3. PLANNING**

**3.1 DC/14/1196/LB erection of a single storey rear extension following partial demolition of internal and external walls (previously approved under SE/13/0997/LB) at the Rabbit Hutch Bull Lane, Pinford End;**

Cllr Robinson outlined the proposals and the meeting considered the same. **No objection – unanimous.**

**3.2 DC/14/1204/FUL conversion of stable block to 3 bed holiday let at the stable block opposite Pinford End farmhouse.**

*Cllr Brewis moved to the public seating area.*

Cllr Robinson outlined the proposals and Cllr Brewis was invited to comment. Upon challenge he confirmed that; (1) there would be no change in the access arrangements for mowing and maintenance of the paddock adjoining the stable block; and (2) the stable block would not be dismantled (as erroneously stated in the bat survey submitted as part of the application). The member of public was invited to comment on the proposals and referred to his objections on the grounds of impact on the neighbouring property caused by; (i) electric light - particularly from skylights; (ii) the risk of fire spread; (iii) sound; and the wider impacts of increased site visibility from the road and the hazards of increased traffic generated by the proposals.

*Cllr Brewis left the meeting.*

The remaining Councillors discussed the proposals and considered the following issues: (a) the proposed configuration of windows, the resulting impact of electric light on the neighbouring property and any amendments which might reduce such impact; (b) impact on nesting swallows and the PCs responsibility to promote biodiversity; (c) the need for a further holiday let in Hawstead and the risk of future conversion into a permanent dwelling; (d) the design of the doors and the suitability of the roof materials; (e) the siting of the septic tank; (e) planning policy and in particular policy RU4 of the St Eds Replacement Local Plan.

Whilst a majority of Councillors had no objection in principle to the proposed conversion of the stable block to a holiday let (having regard to policy RU4), there was **UNANIMOUS OBJECTION to the detailed proposals on the grounds that the proposed skylight arrangement on the western elevation would cause an unacceptable and intrusive amount of electric light to fall**

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**on the neighbouring property, leading to a loss of amenity for that dwelling.** A majority of Councillors requested a significant reduction in the number of skylights proposed on the western elevation, together with appropriate reconfiguration in order to mitigate the impact of electric light on the neighbouring property. One Councillor objected outright to the proposals (on this and the additional grounds of lack of need and impact on swallows).

In the event that St Eds is minded to grant permission for the proposals as described the Council resolved to seek planning conditions to (1) ensure that occupancy is limited to holiday let use; (2) the location of the septic tank is appropriate (i.e. away from the boundary); and (3) mitigate the impact of electric light on the neighbouring property and to inform St Eds of concerns regarding; (4) the suitability of the roof materials and the design of the doors; and (5) the need to protect the swallows that currently nest in this building.

#### **4. DATE OF NEXT MEETING**

**18<sup>th</sup> September 2014 7.30pm.** (*Cllr Robinson to chair*)

There being no further business, the Chairman thanked Councillors and members of the public for attending.

*The meeting closed at 8.45pm*

Distribution  
Cllr C Robinson  
Cllr R Alexander  
Cllr J West  
Cllr C Carr  
Cllr Jayne Robertson  
Cllr H Brewis  
Cllr M Harrison

Website ) following approval  
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Signature.....