

COOKLEY & WALPOLE PARISH COUNCIL

An Extra-Ordinary Meeting of the Parish Council was held in the Pavilion, Walpole on Friday, June 4th 2021 at 7pm.

Minutes:

Present:

Cllr. R. Chase (Chairman); Cllr. C. Leggett (Vice-Chairman); Cllr. J. Lewis; Cllr. Z. Mair; Cllr. M. Porter (Arrived 10-41am) and Cllr. J. Winter:

Also Present:

Paul Widdowson (Clerk) and two parishioners:

1) **Apologies:**

Cllr. L. Andrews and Cllr. C. Northover:

2) **To receive Declarations of Interest: Councillors to declare any Pecuniary or Non-Pecuniary Interests. Members may subsequently declare an interest at any point in the meeting.**

There were no Declarations of Interest.

3) **Requests for dispensations:**

There were no Requests for Dispensation.

4) **Planning Matters:**

Proposal: *Demolition of existing single storey kitchen and WC extensions, and replacement with a new single storey flat roofed extension on almost the same, but slightly enlarged footprint.*

Address: *The Old Post Office, Church Hill, Walpole, Suffolk. IP19 9AP*

Ref: *DC/21/2273/FUL*

The above Application was Refused unanimously by Cookley & Walpole Parish Council on the following grounds:

* Density of build: The proposed development exceeds the existing footprint of the current 'lean-to' by over 300%. The Council felt that this was excessive within its setting and would result in reduced green landscape in this central position in the village. It also felt that a large (10ft tall), modern, flat-roofed 'box' extension was a regressive step in the overall appearance from the simple and modest, slate-covered single pitch extension already there.

It was also noted that the Lantern Light would possibly add a further 2ft in height. Hiding it all behind a tall, modern red-brick road-side wall would detract from the charm of an existing, open cottage garden, reflected in other surrounding properties. Although the proposed extension is not unattractive and similar are to be found everywhere in the country, the Parish Councillors felt it would seriously detract from the charm of one of Walpole's notable Listed Buildings, detracting from the rurality and unique character of the village.

* Loss of Privacy: The proposed extension would have a major impact on the privacy of the neighbouring property 'Eastwood', which stands on higher ground and their sitting room, conservatory and main bedroom over-look the proposed extension. This in turn would mean that the proposed extension with its 3x bi-fold doors will immediately look out, and up at an angle of approx. 35 degrees towards 'Eastwood' which stands approx. 20 meters away. Given the nature of the usage of the proposed extension as a 12- seater dining area, it was considered that there would be a potential noise impact when the bi-fold doors were open. Along with the glass fronted extension and the Lantern light in the roof, it was felt that night-time light pollution would be significant in this corner of the village. It might be noted that the village has always opposed having street lighting, for the principle of maintaining dark, night skies.

* Highway Safety: Given that the current property is listed on Airbnb and sleeps ten, the recently up-graded parking area of the garden, could be deemed as woefully inadequate for more than 2 vehicles. Vehicles either reverse in or out from here, onto the heavily used B1117 on a long, blind bend. Parking is already at a premium for residents in the village. Three refuse bins standing on the narrow verge - where there is no walkway, is already a pedestrian hazard.

Proposer: Cllr. C. Leggett:

Seconder: Cllr. J. Winter:

Proposal: Listed Building Consent - Demolition of existing single storey kitchen and WC extensions, and replacement with a new single storey flat roofed extension on almost the same, but slightly enlarged footprint.

Address: The Old Post Office, Church Hill, Walpole, Suffolk. IP19 9AP

Ref: DC/21/2274/LBC

The above Application was Refused unanimously by Cookley & Walpole Parish Council on the following grounds:

* Density of build. The proposed development exceeds the existing footprint of the current 'lean-to' by over 300%. The Council felt that this was excessive within its setting and would result in reduced green landscape in this central position in the village. It also felt that a large (10ft tall), modern, flat-roofed 'box' extension was a regressive step in the overall appearance from the simple and modest, slate-covered single pitch extension already there.

It was also noted that the Lantern Light would possibly add a further 2ft in height. Hiding it all behind a tall, modern red-brick road-side wall would detract from the charm of an existing, open cottage garden, reflected in other surrounding properties. Although the proposed extension is not unattractive and is to be found everywhere in the country, the Parish Councillors felt it would seriously detract from the charm of one of Walpole's notable Listed Buildings, detracting from the rurality and unique character of the village.

Proposer: Cllr. R. Chase:

Seconder: Cllr. Z. Mair:

5) **Clerk's Report, Correspondence and Donations:**

The Clerk said that he had received the Sizewell C Community Newsletter, Clerks and Councillors Newsletter and a letter from the St. Elizabeth Hospice asking for a Donation. It was agreed to discuss these at the next Parish Council Meeting.

6) **Cheques for Payment and Receipts:**

The Clerk reported that he would look at the Accounts for 2021-2022 at the next Parish Council Meeting. He said that he was sorting out the Accounts 2020-2021 for the Internal Audit. It was also agreed to put the monitor and donations on the next Agenda.

The Meeting ended at 8-09pm.