

**Minutes of the Heydon Parish Council Meeting on 18 November 2016
at The End Cottage, 75 Fowlmere Road, Heydon**

Chairman: Diana MacFadyen
Parish Councillors: Carroll, Shaw, Smith
Clerk: -

Actual Start: 18:40

- 1. Apologies**
Received from Councillors Hales, Janson Jones; Clerk Yvonne Harris
- 2. To receive any declaration of Pecuniary and non-Pecuniary Interests of Councillors**
None declared.
- 3. Planning**

S/3025/16/FL

Demolition of existing dwelling and construction of two detached dwellings, allocated garaging and access improvements.

Woodstock, 63 Fowlmere Road, Heydon SG8 8PZ

The Council agreed unanimously to object to the application on the following grounds:

The access width of 5.0m. is still too narrow, and after 10 m. it is the existing 3.7 m. - see Vehicle Access and Highways Safety document from SCDC for Hill Farmhouse, 20 Chishill Road - access for Stable Cottage and 16 Chishill Road. The required width for two cars to pass one another is 5.5m. In this application there will be three houses on the site, plus adjacent 61 Fowlmere Road, so four houses, using the same access to Fowlmere Road, on a bend in the road.

We understand that to create an access width of 5.0m the applicant would be encroaching on the neighbours' land.

The street scene will be changed, and not for the better, by the proposed new driveway configuration.

We object strongly to potential damage to the Bran Ditch caused by the access road across it - disturbance by digging is prohibited on the Scheduled Monument.

The village has a linear profile with a variety of sympathetic architecture - Vistas were submitted to SCDC on October 13, 2013 for the LDF and are still under review by the Inspector.

We were asked to submit vistas, looking towards the village, showing houses on the skyline. See attached photographs of the village taken from New Road on maximum zoom - the houses are clearly visible. The photographs supplied by the applicant were of surprisingly poor quality so it is difficult to see the houses, and they don't give an accurate view of the village, which can be seen clearly from New Road.

Two similar houses give the impression of two blocks, and do not reflect the character of the village. They are close together and are effectively two floors higher (including the roof height) than the existing house.

The size and scale of the proposed houses will have an impact on the surrounding area, especially as the conifers on the lower boundary are to be removed. In sunlight and sunset the proposed houses would be particularly visible from New Road as they will have pale render and a lot of glass. Also 'smooth blue bricks' would be inappropriate in a Conservation Area within a country setting.

Woodstock has a septic tank and we are concerned that main drainage for the proposed houses would mean sewerage access pipes would have to cross the Bran Ditch, which is not permitted. There is no information, or plans, as to how mains drainage would be achieved. We understand that the previous owners of Woodstock consulted Anglian Water and were informed that connection would not be possible, because of pumping sewage up hill.

The applicant has ticked 'soakaway' as a means of drainage. We understand that new builds should have S.U.D.S. Surface water or soakaways must not drain into the Bran Ditch.

The existing house Woodstock, has suffered subsidence issues in the past, so we wonder whether the land is suitable for the size and scale of this application.

If permission be granted for this application, and the pond is drained, we agree that the operation should be monitored – there is no plan.

The Bran Ditch, is part of the Harcamlow/Icknield Way long distance national footpath. The Bran Ditch is walked on a regular basis by locals and walking parties – the construction of two large houses, and the associated heavy traffic, will make access to the Ditch difficult.

The bin collection point will have to accommodate at least 7 bins.

We request that this application is determined by the Planning Committee

4. To Accept Notices and Matters For The Next Agenda

None.

5. Date and Venue for Next Meeting

No further planning meetings arranged.

There being no further business the meeting was closed at 19.13.

Our thanks to Diana MacFadyen for her hospitality.