

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/23/05045 Land to rear of Six Bells Inn, Church Road, Felsham
Parish	Felsham
Member making request	Nicky Willshere
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>Policy HB1, H13, HB2 DESIGN AND RESIDENTIAL AMENITY Should respond to and safeguard the existing character. The loss of public open space Be compatible to its location in terms of scale. Mass, form and siting. Protect and retain natural features such as trees or hedgerows.</p> <p>This application is outside of the Joint Strategic Plan development area.</p> <p>Highway issues: The location of the proposed entrance / exit would considerably increase traffic on an already precarious entrance generating additional highway safety concerns. Visibility from the existing entrance is obscured due to the curve of the road, creating hazardous exiting to the public highway</p>

<p>Please detail the clear and substantial planning reasons for requesting a referral</p>	<p>Previous applications have been refused by Mid Suffolk planning committee. This application in an attempt to overcome those objections now results in 2 massive dwellings totally at odds with the scale of the surrounding cottages. It is obvious that this location is completely unsuitable for development.</p> <p>Other applications have been refused by Mid Suffolk under delegated powers and by the planning inspector. To be “sympathetic to the neighbouring listed buildings and in the interest of visual amenity and the character and appearance of the area” Felsham is a conservation area, and adjacent to Grade 1 listed buildings. POLICY HB1, HB8,H13 support development principles that contribute to local distinctiveness and scale of the heritage asset, through the use of appropriate design and materials .I feel that this design is at odds with that and will have a detrimental effect on the surrounding listed buildings and does not therefore comply POLICY T10.There will be a significant increase in water run off on to the highway against flood risk; there is already a problem here which will be exacerbated.</p>
<p>Please detail the wider District and public interest in the application</p>	<p>This application will have a detrimental effect on the viability of the public house despite the council wishing to support local businesses and community facilities, including the open space used by the community.</p> <p>Construction vehicles will also be a detriment to the viability of the public house and there is insufficient turning space in the car park for refuse and emergency vehicles.</p> <p>Despite Suffolk highways opinion that the visibility is safe I and the local community continue to reject that.</p>
<p>If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	
<p>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I have discuss with the planning officer</p>

Nicky Willshere