

Attendees: Cllr Ian Williamson (Chairman), Cllr David Holliday (Vice-Chairman), Cllr Steve Lee, Cllr Richard Woolgrove, Julie Collett (Clerk) & 18 members of the public.

103.17 To consider accepting apologies for absence. Apologies received from Cllr Ian Taylor due to work commitments.

104.17 To record declarations of interest from members in any item to be discussed None

105.17 To consider dispensation from members in any item to be discussed None

Public Forum

- (i) Parishioner's questions or comments The Chairman asked if there were any matters not connected with the planning applications and confirmed the public would be able to comment on each application as they arose.

106.17 To consider new & outstanding planning applications, including consultation responses

(i) Planning Application Dc/17/03424 The Crown Inn, Brundish. Change of use from public house to dwelling.

Wilby Parish Council unanimously opposed the planning application on the following grounds:

Public Opposition

a. There was clear public opposition to the proposed change of use evident by the views expressed by the 18 members of the public attending the meeting, most of whom were or had been regular users of the pub. This mirrored the experience of Brundish Parish Council. The large number of public comments lodged with the planning authority similarly, without exception, oppose the application.

Planning Policies

b. The application was deemed to be inconsistent with or at variance with published planning policies namely:

i. The application did not satisfy the criteria set out in the *Supplementary Planning Guidance – Retention of Shops, Post Offices and Public Houses in Villages* to approve a change of use application, particularly since alternative facilities are not available either within or close to the settlement. Whilst Brundish does not have a settlement boundary, the premises are within easy walking distance of the settlement and Wilby too.

ii. Regarding local employment opportunities, as envisaged in Policy E6 of the Local Plan, closure of the pub would clearly militate against any such economic benefit. In practice, a number of local part time staff have been engaged, usually youngsters between school and university or during non-term time, which has clearly been of benefit to the local community.

iii. There would be no significant benefit to residential amenity or traffic safety should the proposal be approved.

iv. Regarding the policies set out in Paragraphs 28,69 and 70 of the NPPF relative to the support of rural economies, consent for this application would be detrimental to tourism and leisure in the area and would condone what would be the loss of an important community facility. The village pub has for many years given people the opportunity to meet other members of the community and those who are visiting. It is known that there are a number of customers who visit on their own. The public response to the proposed change of use, evidenced by very well attended meetings in Brundish and Wilby and the submission of public comments, is testament to the fact that the village pub is a valued and important facility.

Planning Statement

c. The Applicant's Planning Statement contains a number of omissions and statements that are challengeable i.e:

- i. No valuation has been submitted. It is considered that the asking price is high compared with other premises offered in recent times. (para 2.4)
- ii. The applicants would have been aware of the condition of the property and its facilities when it was purchased and the price paid would, or should have, reflected any works that would be required. (para 3.1)
- iii. No significant work has been carried out to the car park or gardens. (para 3.1)
- iv. Regular customers have not been made aware of any food offers, opening times have been reduced rather than extended and there has been no music in recent times. (paras 6.1 and 6.4)
- v. It is questionable how much older the Brundish population is than national average or indeed the Suffolk average. There are a lot of younger people in the village and surrounding area.

Application Form

d. The opening hours stated in the Application Form are incorrect and very different from the actual opening hours and also those given in a regular advertisement placed in the Parish Newsletter.

(ii) Planning Application DC/17/03952 Siting of temporary mobile home. Manor Farm, Wooten Green Siting of temporary mobile home. The council fully supported this application without need for further comment.

(iii) Prior Approval Application DC/17/04063 Bullrush Barn, Messuage Farm. Change of use.

Wilby Parish Council opposed the Prior Approval Application on the following grounds:

- a. The Council considered the response of Highways to the application to be material.
- b. The Council were of the opinion that the property fell within the curtilage of Messuage Farm, a listed building.

(iv) Planning Application DC/17/04054 Cowslip Barn Messuage Farm Change of use.

Wilby Parish Council opposed the Planning Application with a majority vote on the following grounds:

- a. The Council did not consider that the property is sustainable as defined in the NPPF
- b. The Council were not aware of any existing policy that governs change of use from a holiday let to a residential property
- c. The Council are of the opinion that if approved the residential dwelling would constitute a new dwelling in the open countryside therefore contrary to current planning policy.
- d. The Council are of the opinion that the dwelling falls within the curtilage of Messuage Farm and should therefore be subject to a Listed Building Consent
- e. The evidence of sustainability provided in the Planning Statement (local facilities etc.) contains a large number of errors which has the effect of undermining the validity of the parent document, which itself skates over apparent contravention of the 2002 planning approval.

(v) Listed Building Consent Application DC/17/04088 Church Farm, London City Road. Internal alterations. The council fully support this application without need for further comment.

107.17 Date and time of the next meeting: Wednesday 6th September 2017 7-30pm in Coronation Hall.

108.17 Meeting Closed 9-20pm

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