

## **LEVINGTON AND STRATTON HALL PARISH COUNCIL**

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 13 MAY 2015 AT 9AM IN THE VILLAGE HALL**

**Present:** David Long [Chairman], David Pryke, Ian Angus, Nick Hopkins

**Apologies:** None

**Declarations Of interest:** David Pryke and Nick Hopkins as residents of Red House Walk

**Lead Councillor:** Ian Angus

**Members of the Public:** Chris Mayhew [applicant]

The Committee met to consider the following planning application:

**Proposal:** Proposed detached carport/bike store/refuse

**Address:** 17 Red house Walk, Levington, Suffolk

**Reference:** DC/15/1575/FUL

#### 1. General

Red House Walk was built during the 1950s by Fisons to house some of its employees who worked at their nearby premises in Levington. In 1956 the Duke of Edinburgh made an official visit to the Fisons Research Station and also to Red House Walk because of its architectural interest and facilities provided to employees.

Although the 17 houses are not listed or form a conservation area, they do have a unique architecture, common build material and finishes, and an appealing symmetry. These features have been retained since the original development.

An important part of the building symmetry and favourable open appearance of this development is the retention of the original building line to the frontages of every property.

Although most of Red House Walk forms a close, six properties have a frontage onto Bridge Road which is the main road into and out of the village. These six properties therefore form an important local visual amenity. Number 17 is one of these properties and is the first building to be seen when entering the village.

All properties in Red House Walk are within the Area of Outstanding Natural Beauty.

## 2. Open Part of the Meeting

The Chairman opened the public section of the meeting and asked Mr Mayhew if he would like to make any comments. He accepted this invitation and referred to other car ports/garages, especially Martin Cottage, which had been built in recent times. In his opinion this constituted a precedent. He also said that hedging to two sides of the proposed structure would help conceal the proposed structure which would be needed to house additional vehicles when his sons grew older. Without a carport the alternative may be to park a vehicle on the highway outside the residential property. It was pointed out to the applicant that a car could be parked on the area identified for the carport even if it wasn't built.

## 3. Meeting of the Planning Committee

The Chairman opened the meeting of the Planning Committee.

During discussion the following points were made:

- I. Although a few carports had been erected in other parts of the village, they had mostly been to the side of the residential property, and not to the front.
- II. Red House Walk was a modern architecture feature of the village and all properties had been provided with garages.
- III. Red House Walk had a pleasant architectural symmetry which had an open characteristic and there had been no additional buildings beyond the front building line since the original construction in 1956.
- IV. If this proposed structure was to be built then it may create a precedent for more buildings beyond the front building line and result in an adverse impact on the architectural merits of Red house Walk.

## 4. Decision

It was decided not to support the planning application on the grounds shown in 3 above.

## 5. If Planning Consent is Given

If planning consent is given by SCDC the Parish Council would ask that the building materials are sympathetic with the residential dwelling, including the roof tiles. Also, the roof line to be straight. Also, any construction work should not block the access to other residents of Red House Walk.

David Long

13 May 2015