

Notes of a site meeting held on **Thursday 17 August 2023** commencing at 10.00am at Hungarian Lodge, High Street, Ufford, IP13 6EL

Planning Committee South Members present:

Cllrs Mark Packard (Chair), John Fisher (Vice Chair), Mike Deacon, Colin Hedgley, Debbie McCallum, Mike Ninnmey, Rosie Smithson

Officers present:

Rachel Smith (Principal Planner (Development Management)), Alli Stone (Democratic Services Officer)

Also in attendance was Cllr Sally Noble (ward member for Wickham Market), the applicant and representatives of Ufford Parish Council.

The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Tom Daly and Katie Graham.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met at the site and assembled on Lodge Road. The Principal Planner highlighted the boundary of the site and its relationship with neighbouring properties. The Principal Planner stated that an area of land on the other side of Lodge Road was no part of the consideration for this application.

The Committee proceeded on to the site. The Principal Planner outlined the application and pointed out where the footprint of the building had been marked out on the ground. The Principal Planner displayed the proposed elevations submitted with the planning application. The applicant, through the Principal Planner confirmed the ridge height and eaves height of the building compared to the neighbouring property, 11 Lodge Road.

The Committee proceeded to walk the boundary of the site. During the walk the Committee stopped to note the view of the property from the boundary wall with 11 Lodge Road, from the wall at the rear of the property to the High Street and from the proposed boundary with Hungarian Lodge. The Principal Planner confirmed that the wall to the rear of the property would be kept, but that the partially standing wall near to the proposed site boundary with Hungarian Lodge would be removed. The Principal Planner confirmed that some trees on the boundary with Hungarian Lodge would have to be removed and that none of these trees had tree preservation orders.

The Committee entered 11 Lodge Road to view the site from inside this property. The Committee viewed the site from the French doors at number 11 which served a dining room, and windows which served a lounge. The windows were noted as number 5 and number 7 respectively in the presentation which had previously been given to the Committee. The Committee viewed the rooms with the curtains over window 5 to simulate the blocking of light. The Principal Planner

confirmed a light assessment had been carried out and that as stated in the previous Committee meeting officers considered this appropriate.

The Committee returned to Lodge Road; the Principal Planner confirmed any follow up questions from the ward member or parish councillors could be asked during the next Committee meeting.

The site visit concluded at 10.25am.