

Notes of a site meeting held on **Tuesday, 26 July 2022** commencing at 11.50am
at Woodside, Martlesham Road, Little Bealings

Planning Committee South Members present:

Councillors Debbie McCallum (Chairman), Stuart Bird (Vice-Chairman), Chris Blundell, Tom Daly, Mike Deacon, Colin Hedgley, Mark Newton and Kay Yule.

Officers present:

Matt Makin (Democratic Services Officer) and Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

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 Councillor Tony Cooper.

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 Planning officers distributed the floor plans and elevations for the application, detailing the differences between the application and the extant consent on the site.

The Committee proceeded to the north elevation of the cart lodge. The Planning Manager (Development Management, Major Sites and Infrastructure) confirmed that the structure was 8.5 metres wide at this point, 0.5 metres than the 8 metres previously consented on the site. The Planning Manager noted that this elevation was where the external staircase would have been located had the extant consent on the site been built out.

The Committee proceeded to the west elevation of the site and Planning officers pointed out the proximity of neighbouring dwellings, before proceeding to the south elevation. In response to a question from the Chairman, the Planning Manager considered that the application was on the larger end of the scale for a cart lodge but noted that this type of application was considered in the context of the size of the host site.

The Planning Manager confirmed that the cart lodge would be tied to the host dwelling as an ancillary building and a separate planning application would be needed for it to become a dwelling in its own right.

The Committee was advised that the structure contained bathroom facilities.

The Committee returned to the front of the site and viewed the storage bay and garage area.

The Committee then proceeded off the host site to the opposite side of Martlesham Road, to view the cart lodge's impact on the street scene. From this position, the Planning Manager outlined the consented alterations that could be made to the host dwellings. The Planning Manager confirmed that no objections had been received from neighbours opposite the site.

The Committee then left the site by car, completing a loop of the site via Beacon Lane to view the site from the rear.

The site visit concluded at 12.15pm.