

Kettlebaston Parish Council

Minutes of the Parish Council Meeting held on Saturday 6th August 2022 at Kettlebaston Village Hall at 8.00am

Present: Cllrs Rob Butler (Chairman), Ben Flockton, Graham Cranfield, Louise Daniels and Stephen Marzal

Attending: Lucinda Rogers (Clerk)

52/22 Apologies for Absence

Stephen Phillips and June Carpenter

53/22 Declaration of Interests and Requests for Dispensation

None

54/22 Planning Matters

Householder Application and application for Listed Building Consent - Erection of single storey extension (following demolition of existing) and erection of studio/garage (following demolition of existing garage). External/internal works to main dwelling including extending chimney by 1m, restore inglenook fireplaces removing plasterwork infills, remove concrete ground floor slab replacing with limecrete or natural floor slab, lower dining room floor and install reclaimed wooden floors with under floor heating to dining and living room, remove render from internal timber frame exposing structure, restore wooden floors to bedrooms 2 and 3, renovate bathrooms, restoration of bread ovens all as detailed in Design and Access Statement. Location: Chestnut Cottage, The Street, Kettlebaston, Ipswich Suffolk IP7 7QA

The councillors reviewed the application and were pleased with the work to be carried out to the cottage internally but have concerns about the single storey extension and agreed to object to the application on the following grounds:

Effect on listed buildings in a conservation area - over development – the extension is the same size and height as the existing house and is essentially a separate standalone house within the curtilage. The single storey extension looks out of proportion with the surrounding buildings. The increased density created by adding this extension would have a harmful impact on the heritage setting. It is designed to look like a barn but there are no barns or similar sized buildings in the vicinity.

Impact on the character and appearance of a conservation area Chestnut Cottage is surrounded by listed buildings and the design is not sympathetic to the surrounding houses at a prominent place in the centre of a conservation village. The massing of the site and effect on the ancient street scene is of harm to the village. It is poor design and has a negative effect on the street vista with the new building abutting the road.

There is no significant gap between the house and the extension as in other houses that have been extended. Often there is a large gap and the buildings are linked by a glass corridor

Impact on other services - Foul Sewerage – the application says the house will join the foul sewer in the village but there is no foul sewer in the village. There are other mistakes in the application such as citing pantiles and then referring to plain tiles

55/22 Date of the next meeting

Parish Council Meeting 7pm Wednesday 28th September 2022

The meeting closed at 8.35am