



Notice of a meeting of Planning Committee

**Thursday, 22 August 2019
6.00 pm
Council Chamber - Municipal Offices**

Membership	
Councillors:	Garth Barnes (Chair), Paul Baker (Vice-Chair), Stephen Cooke, Diggory Seacome, Victoria Atherstone, Bernard Fisher, Dilys Barrell, Mike Collins, Alex Hegenbarth, Karl Hobley, Paul McCloskey, Tony Oliver, Simon Wheeler, John Payne and Rowena Hay

The Council has a substitution process and any substitutions will be announced at the meeting

Agenda

- a) **19/01141/FUL 2 Bethesda Street** (Pages 5 - 12)

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PROPOSED DEVELOPMENT AT THE REAR OF 2 BETHESDA STREET (CHAPEL LANE)

Most of the opposition to the proposed development refer to the character of the area. Whilst this may be the case for Great Norwood Street, I do not agree that Chapel lane has any particular identifiable character other than an urban mismatch of houses. The road itself is in very poor condition and of the 7 houses that exist on the road there is no evidence of any previous effort to maintain any character that may have existed before the houses were built. This is evident as out of the 7no houses there are 5no different house styles/types . As you will notice from the proposed designs we have made every effort for the new development to match the adjacent houses (house type 1 and 4)

HOUSE TYPE 1



HOUSE TYPE 2



HOUSE TYPE 3



HOUSE TYPE 4



HOUSE TYPE 5



UNSLIGHTLY ELETRICAL TRANSFORMER WHICH IS IN POOR CONDITION



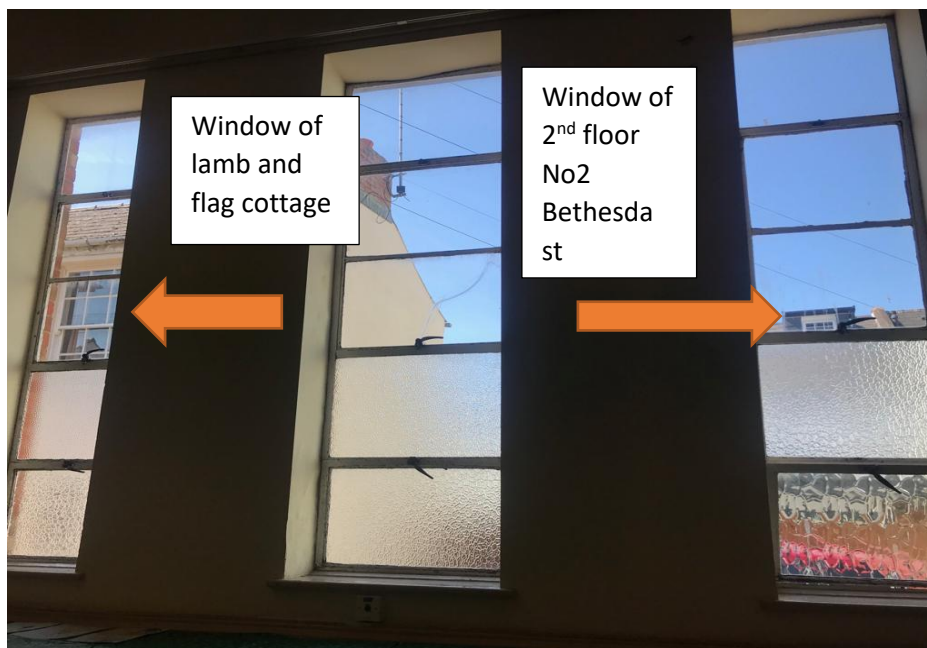
ROAD IN POOR CONDITION

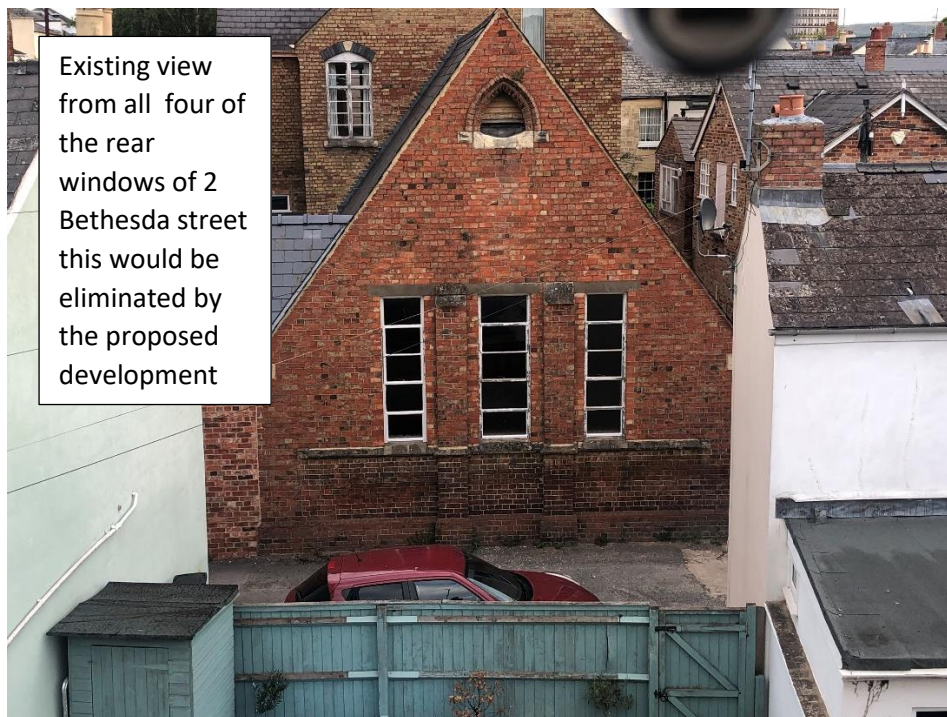
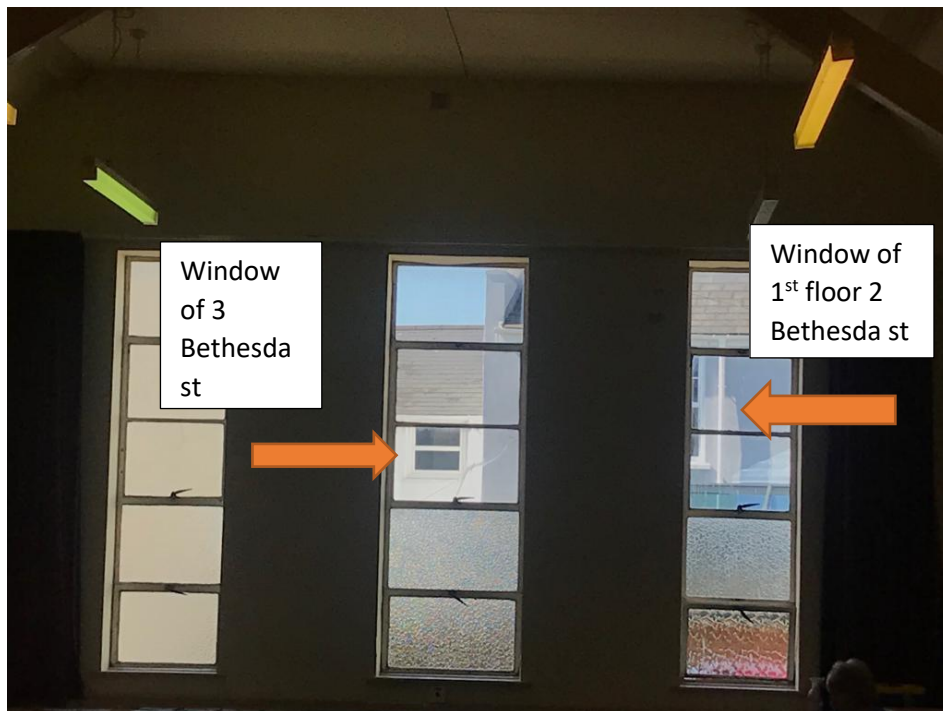


CHURCH WINDOWS IN POOR CONDITION



There is also some concern over the windows of the proposed development over looking the hall. However, as you can see from the below pictures taken from inside the hall it is already over looked by 3no houses. The proposed development would block out the view from windows of No2 and No3 Bethesda street so the amount of houses overlooking the church windows would remain exactly the same. If privacy was an issue then privacy glass could be fitted to the windows of the church that have not been fitted with obscure glass, this has been done to lower windows but not the ones above it as can be seen in the above photo. At present the hall is overlooked by 6 windows (four at no2 Bethesda street, one at no3 Bethesda Street and one at Lamb and Flag Cottage), the proposed development would reduce this by 50% to 3 windows. One at lamb and flag cottage and two from the new development.



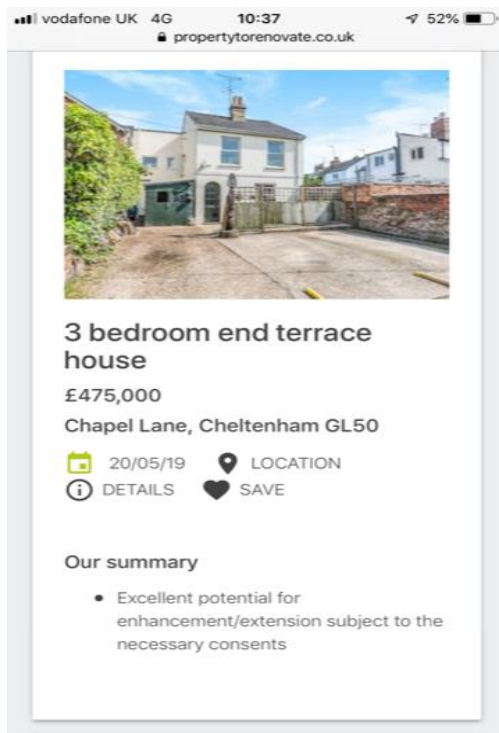


There is also concern about the amount of light that the proposed development will block out. The church uses its lighting during any outside weather conditions. The below pictures show that the lighting is used even during bright sunshine.





Many of the arguments made are exactly the same ones used in opposition 7 years ago to the developments at the rear of No4 and No5 Bethesda Street which were dismissed when approval was given to build two houses in the back gardens. It does seem that a lot of the objections would be 'NIMBY' type. For instance No2 was recently on the market for sale. One of the selling points used was *excellent potential for enhancement/extension subject to necessary consents* as shown in the below screen shot of the listing. The only place for extension would be to the front of this property into the existing car parking spaces.



The effect on parking will be negligible, we have two cars and only one is ever parked on the space, the other is parked in the residents parking areas on the street of between 6pm and 8am anyone can park in either of the Bath Road car parks for free. My suggestion would be to make Bethesda Street, Commercial Street and maybe one side of Great Norwood Street residents only parking. Anyone wishing to use the local shops can park in either of the car parks for as little as £1. Surely this makes sense ?

We believe the proposed development will enhance the area and for us will eliminate an area of our property that is currently used by direct neighbours for storing their bins and recycle tubs, smoking cigarettes and marijuana and for passing pub users to use it to urinate and vomit behind our parked car during the walk from the Bath Road pubs to the Suffolks and into town.

We want to build the house so that we can house a family member that doesn't live in the area but wants to spend more time with us. Obviously, the house will be sold at some point but the estimated value of the new property will be approximately 250K which is substantially lower than the average house price of the area which is approximately 500k. This will give the opportunity for first time buyers to get onto the property ladder for many generations in an area that would otherwise prohibit this.

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