

**HAWSTEAD PARISH COUNCIL MEETING
AT THE VILLAGE HALL
on THURSDAY 6th AUGUST 2026 at 7.30pm.**

Present: P Cllrs H Brewis (Chair), J Lomas-Farley, J Bulbrook, R Alexander & C Carr; C Hibbert – clerk. Six members of the public.

Apologies: Cllr A Brewis.

The meeting started at 7.30pm.

1. TO RECEIVE APOLOGIES AND CONSIDER ANY APPLICATIONS FOR APPROVAL OF ABSENCE: Apologies above received and **ACCEPTED**.

2. PUBLIC FORUM

2.1 Public participation. A resident, whilst supportive of the principle of renovation, raised the following concerns about the planning proposal at item 5.1; (i) the proposed side windows would give rise to overlooking/ loss of privacy and residential amenity for neighbouring property; (ii) the height of the extension is excessive in scale given the close proximity to and impact on neighbouring property; (iii) the planning application lacks detail and professional expert input/ some measurements provided have no baseline context; (iv) the existing spray foam roof insulation needs to be safely removed but no method statement for safe working has been provided; (v) the proposed garden room is excessive in scale and will be visually intrusive/overbearing leading to a loss of residential amenity for neighbours; it will harmfully impact on the setting of the neighbouring listed building. Another resident, whilst not opposed in principle to renovation, expressed concerns about the planning proposal at item 5.1 asserting that there was a lack of evidence/ detail to demonstrate that the proposal is policy compliant, technically deliverable, capable of proceeding without harm to; (a) the neighbouring listed building (including well) and the setting of that heritage asset, (b) groundwater resources, (c) neighbouring amenity and (d) the wider setting of the village Green. She read out a statement (see below) and emphasised that the development should not be allowed to proceed without consultation with the Environment Agency and a hydrological risk assessment due to the SPZ1 designation and the close proximity of the development to the ancient well in the neighbours garden, which is still used as a water source for their household.

Both residents have lodged statements setting out the detail of their concerns on the WSC planning portal.

3. DECLARATION OF INTERESTS

3.1 To receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting. N/A.

3.2 To consider any applications for dispensations in relation to declared pecuniary interests: no dispensation applications were received.

4. MINUTES FROM THE PARISH COUNCIL MEETING DATED 2nd JULY 2026.

Subject to the addition of the words 'and trash screen' at minute 8.1, the minutes from the Parish Council meeting dated 2nd July 2026 were **APPROVED** and signed as a true and accurate record of this meeting.

5. PLANNING APPLICATIONS, APPEALS AND NOTIFICATIONS

5.1 Householder planning application ref DC/26/1031/HH - a. porch to front elevation b. single storey rear extension (following demolition of existing conservatory and rear extension) c. outbuilding to provide ancillary accommodation b. replacement windows and doors to front and side elevations at Greenacres, Hawstead, IP29 5NP. The Council considered the neighbours' comments made in the public forum in detail and **NOTED** that loss of privacy/overlooking can be a material planning consideration.

Public forum re-opened.

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The Applicant commented that; (i) the property does need renovation; (ii) the spray foam insulation in the roof does need to be removed to make the property mortgageable; (iii) the windows/doors/ heating/ wiring all need replacement to meet modern standards; (iv) the addition of a gable end to the rear would be a visual improvement; (v) he is open to considering amendments to the proposals/ use of specific construction methodologies to accommodate neighbours' concerns; (vi) he is seeking quotes from specialist spray foam removal companies; (vii) the sitting room will be very dark without any natural light from windows.

A neighbour highlighted that; (1) fire safety regulations impose maximum new window sizes in these circumstances; (2) the proposed development lies within close proximity to the neighbouring property boundary; (3) the scale of the proposed garden room is excessive, given its intended use; (4) the garden room and the existing garage will together form a line of built development clearly visible above the fence, equivalent in length to five double decker buses lined up; (5) adoption of a reliable methodology for removal of the existing spray foam insulation is crucial to ensure that the residents of the property itself/ neighbouring property, the thatch roof on next door property and crops will not suffer unnecessary and dangerous contamination.

Public forum closed.

The Council considered; (a) the need for advice/assessment from professional expert agencies such as the Environment Agency/ Environmental Health officers re impacts on water supply/ groundwater and the conservation officer for impacts on listed building; (b) the acceptability or otherwise of the proposed size of the garden room and whether it is necessary to have such a large space in this location; (c) the lack of cross sections showing height against ground level/ comparative height in relation to neighbouring property; (d) whether a pitched roof/gable end would look better than the existing flat roof; (e) the need to modernise/renovate this property to make it fit for use as a modern home; (f) lack of measurements on plans; (g) the close proximity of development to the listed building/well; (h) potential harm to drinking water supply/ lack of professional input to proposals in this regard; (i) loss of privacy/ overlooking from new windows; (j) applicants' willingness to attempt to accommodate the neighbour's concerns; (k) loss of residential amenity/privacy for neighbours; (l) the neighbours' comments.

The Council unanimously **AGREED to OBJECT** to the proposals in their current form due to; (A) the lack of detailed information/plans available at this stage; and (B) the lack of consultation with Environmental Health/ The Environment Agency (in respect of groundwater/ the well) and the conservation officer (in respect of impact on the neighbouring listed asset and its setting). In particular it would be helpful to have cross sections showing the height of the proposals relative to both neighbouring properties and to the ground level and access to a hydrological risk assessment (if appropriate). The applicant has indicated a willingness to adapt his proposals so it is in any event premature to comment on the development proposals if they are likely to change.

Notwithstanding this the Council does not consider that the proposal should be granted unless it is amended to; (C) exclude the garden room, which in its current form is excessive in scale - given the close proximity to the next door listed building and its setting; (D) prevent overlooking of neighbouring properties (side windows/ new gable); (E) reduce height of proposal in proximity to neighbouring property to reduce loss of residential amenity to neighbours; (F) impose adherence to an acceptable method statement for the safe removal of the spray foam insulation by way of planning condition to ensure safety.

6. The willow by Village Hall The meeting heard that HCC has requested the willow is trimmed to free up car parking spaces and consideration is given to more radical work on the tree to minimise risk of injury through falling boughs. It was **AGREED** that CC would approach the tree warden to do some hand trimming (ahead of close of nesting season) to free up car parking spaces. The meeting was reminded that some work had been done on the willow back in early 2026; it was **AGREED** to monitor the tree for the time.

7. DATE OF NEXT MEETING Thursday 10th September 2026 at 7.30pm.

The meeting closed at 9.00pm.

Distribution

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All Cllrs/Website/Noticeboard

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