

# Badwell Parish Council

## Extraordinary Meeting

**Village Hall Badwell Ash - 10 March 2025 - 7.00 pm**

### AGENDA

Welcome to visitors. (Members of the public may address the meeting but are limited to speaking for no longer than three minutes. They may ask questions during the course of the meeting at the discretion of the Chair)

- 1 **Apologies**
- 2 **Declarations of interest**
- 3 **Planning Applications**

3.1 To consider the Planning Applications detailed below:

**DC/25/00162** - A retrospective planning application for the installation of a wooden canopy fronting the Rumbles Fish Bar.

**DC/25/00353** - Erection of single storey side extension to dwelling and single storey rear extension to garage

and to consider the recommendations of the Parish Council's Planning Application Working Group (see attached).

Peter Dixon

Interim Clerk

**DC/25/00162**

**Rumbles Fish Bar, The Street, Badwell Ash ,IP31 3DH**

**Retrospective Planning following an Enforcement Notice**

**A retrospective planning application for the installation of a wooden canopy fronting the Rumbles Fish Bar**

**Summary:**

Preserving the character and appearance of a neighbourhood is an important consideration when objecting to a planning application.

This property sits on the edge of the Historic Core of Badwell Ash as designated in the forthcoming BALT Neighbourhood Plan and so the design and scale of the structure in question needs to be in keeping. The Parish Council do not object to the canopy in principle but do object to the poor quality design and installation.

Design Code CA1.02 of the Neighbourhood Plan states that "Development must not detract from the existing enclosure and natural sight lines along The Street".

The pergola/canopy development at Rumbles Fish Bar as it currently exists impacts the visual aesthetics of the area and overall character of this part of Badwell Ash. It materially impacts the streetscape.

We note that the design and build of the structure is of a relatively low quality. In particular the supporting wooden poles are not vertical and pierce through the roof leaving a unsightly protrusions above the roof. The handling of rainwater is also of concern as the current down pipe from the gutter does not issue into a drain.

In addition Rumbles Fish Bar is identified in the Neighbourhood Plan as a Non-Designated Heritage Asset (Policy BALT20:NDHA1) and is considered to have high landmark status.

Finally, the fairy lights on the entire perimeter of the canopy (front and side) should be removed as they are not in keeping with this part of The Street.

**Recommendation:**

That this Planning Application be opposed on the above grounds.

**DC/25/00353**

**15 Symonds Walk, Badwell Ash, IP31 3XE**

**Planning Application**

**Erection of single storey side extension to dwelling and single storey rear extension to garage**

**Summary**

This application does not contravene BALT Neighbourhood Plan Design Codes CA2.01, 02 or 03 for Badwell Ash Wider Village in the forthcoming Neighbourhood Plan.

The property appears to be well screened from any potentially affected neighbours. The choice of materials appears to be appropriate.

The scale of the extensions is reasonable.

**Recommendation**

We have no objections to this Planning Application.