**Swilland and Witnesham grouped Parish Council**
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# Planning and Property Committee Meeting

## Tuesday 6th October 2026 7:30pm
## Witnesham Baptist Church

## Minutes

**Present:** Jerry Hindle (Chair), Chris Collings, Paul Sharples, Kim Shaw, Andy Dungey, David Roots
Members of public: x 2
Clerk: Alison Burrows

84. **Chair's welcome and to accept Councillors' apologies for absence**. Chair opened meeting, Parish Council Chair Paul Sharples advised that Tim Burrows, a member of this committee, has resigned from the Parish Council.

85. **To receive Councillors' declarations of interest**.
Jerry Hindle declared an interest in agenda item 88 – he is resident on Tuddenham Lane.

86. **To confirm the Minutes of the meeting of 5th August 2026 as a true record**. All agreed minutes, signed by Chair.

87. **To note East Suffolk Council (ESC) planning decisions received since 5th August 2026**.

    DC/26/1935/FUL - 42-48 Weyland Road Witnesham Ipswich Suffolk – Application Permitted.

    It is noted that several applications from earlier this year are still awaiting a decision by ESC.

88. **Planning Applications for consideration**:

    **DC/26/2413/FUL**
    **Address**: Red House Farm, Tuddenham Lane, Witnesham, Suffolk, IP6 9HL
    **Proposa**l: Works to comprise of extended agricultural yard and associated access from private drive, removal of existing concrete muck yard and creation of new surface water attenuation pond and all associated works.

Chair introduced and described the proposed works and the associated surface water. The meeting was paused for comments from the applicant who assured the committee that works would include ensuring that surface water coming down the Private Driveway (Bulls Hall Lane) would be channel into the adjacent water course

Meeting resumed and members considered application

Resolved:
**No objection** on condition that:
1) there is no increased flood risk for properties in Tuddenham Lane from the outflow of the new attenuation basin.
2) the current flood risk to properties in Tuddenham Lane is reduced by ensuring that all surface water from buildings and farmyard are drained into the attenuation basin. Currently surface water from the grain barn and yard is piped and discharged into the water course adjacent to Stone Cottages, Tuddenham Lane, which adds to the flood risk of these properties.

89. **Westerfield Quarry update**

Chair advised the application has been delayed again at request of TRU for a road safety audit (RSA), followed by a public consultation before application goes to committee for determination.
SCC Highways have objected to the application on grounds of highway safety and impact.

Members considered RSA audit and Economic Assessment and agreed to make the following representation to the County Council case officer with copies to SCCllrs Elaine Bryce and Tristan Gale, Cabinet Member for Planning.

*Dear Mr Rutter,*

*Westerfield Quarry; SCC/0093/25SC*

*Swilland and Witnesham Parish Council understands that there has been a further delay in taking the Westerfield Quarry application to committee for determination and this is because the applicant is undertaking a RSA road safety audit which will be subject to public consultation.*

*The Parish Council asks that the County Council makes sure that the audit includes the full length of the B1077 through Witnesham up to the B1078 and the C366 (High Road)through Swilland so that the full potential impact of HGV through our parish is identified.*

*The Parish Council is concerned that the RSA audit is causing yet another delay in the determination of this application. TRU has already had significant opportunities to develop their application including nearly 2 years of Pre application discussions, the opportunity to respond to the Environmental Impact Assessment process, the submission of the full Planning Application and the subsequent Regulation 25 submission. Why does TRU continue to be given further opportunities to manipulate their*

*application while the concerns of the over 2000 objectors to the application appear to carry so much less weight. How much more suffering and anxiety does our local community and businesses have to suffer.*

*The Parish Council also understands that an Economic Assessment is now being undertaken of the impact of the quarry proposal. The Parish Council has been calling for such an assessment since the application was made but it is concerned that this is being conducted without the direct involvement of local businesses and an assessment of the impact of the quarry on them, and in particular the impact of the quarry on the operation of the Fyn Valley Golf Club and associated businesses. This is by far the largest employer in our parish with over 20 employees. The business impact of an operating quarry next door to the golf club would be massive and needs to be fully taken into account in considering this application.*
*The Parish Council asks that the Economic assessment fully involves and takes into account the potential impact of the quarry proposal on individual businesses, including Fyn Valley Golf Club and other local businesses.*

90. **Playing Field freehold/ Lease update**
Chair advised that the interest of this committee is to obtain the lease and freehold, not deal with the proposed changes to the Play Area and car park, this will be dealt with by the Playing Field Management Committee.
Clerk to chase SCC re the lease and freehold current position.

91. **Consideration for Fence and Gates at Lower Recreation Ground and Play Area nr School**
Committee members to share contact details for suggested contractors to Clerk, to enable the repair to gate post at the play area nr school.
Clerk to ask ESC Services how large the gate needs to be for grass cutting equipment access.
Chair to provide spec for gates and fence to Clerk.

92. **New Planning Process - available training**
**Through SALC:**
19th October 2026 19:30 Planning Briefing – NPPF (National Planning Policy Framework) update, key changes and what they mean for local councils.
ESC Planning will advise when training through them is available.

Suggest councillors attend – contact Clerk who can arrange access.

93. Matters to be brought to the attention of the Parish Council Planning Committee.
Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. **Councillors are respectfully reminded that this is not an opportunity for debate or decision-making.**

AWA road closure Rose Hill. Richard Nicol has already contacted them; Paul will follow up as well. SCCllr Elaine Bryce is contacting Highways to assist in trying to sort access and shorter time scale.

**Meeting closed: 20:30**