

Swilland and Winesham grouped Parish Council

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Minutes

Planning and Property Committee Meeting

Monday 3rd November 2025 7:30 p.m.

Winesham Baptist Church

Cllrs Present: Jerry Hindle (Chair) Paul Sharples, Chris Collings, Kim Shaw, David Roots, Tim Burrows, Andy Dungey

Also present: Cllr's Susan Ross and Richard Nicol

49. **Chair's welcome and to accept Councillors' apologies for absence**
– Chair opened meeting, no apologies.
50. **To receive Councillors' declarations of interest** – None received.
51. **To confirm the Minutes of the meeting of 8th September 2025 as a true record** – all agreed true record, minutes signed by Chair.
52. **To note East Suffolk Council (ESC) planning decisions received since 2nd July 2025.**
 - DC/25/1053/VOC - Plots 2 & 3 Hillbrow Farm Tuddenham Lane Winesham Suffolk – **Application permitted** 27th October 2025
 - DC/25/2289/FUL - The Forge Jacks Field Winesham Ipswich Suffolk IP6 9FA – **Application permitted** 13th August 2025
 - DC/25/1737/VOC - Nelson Farm Ashbocking Road B1078 Winesham Suffolk – **Application permitted** 26th Sept 2025
 - DC/25/1478/ARM - Browngates Ashbocking Road Swilland Ipswich Suffolk IP6 9LJ – **Application permitted** 28th August 2025
 - DC/24/3815/OUT - Kersey Croft Kennels Strugglers Lane Winesham Suffolk IP6 9HS – **Application permitted** 19th August 2025
 - DC/21/4111/FUL & AP/25/0007/REFUSE - Street Farm The Street Winesham Suffolk IP6 9HG – Following **Appeal application allowed with conditions** 2nd July 2025
53. **East Suffolk Council (ESC) Call for potential residential sites in our Parishes -**

Consideration by Parish Council for land which could be put forward for the local plan, in last five years development has been mainly in the southern part of Winesham, Wittens Meadow, Street Farm and the Wood Yard.

Full Parish Council to make decision as to whether the PC should be proactive in promoting sites or let land owners/agents to pursue opportunities for development. At present the PC does not have the resources to submit the detailed proposals required by ESC.

Proposal to take forward to next PC meeting on 19th November 2025 - Is that the PC do not submit proposals and note that the PC would welcome a modest increase in housing, potential residential sites, include an extension of Wittens Meadow development, possible development at back of wood yard and the small field opposite the school in Swilland.

54. UK Power Network Works at Lower Recreation Ground -

Following contact received from UKPN's contractor regarding a meeting, Clerk, Tim & Richard to attend to discuss pipe route, clearance of overgrown dead trees shrubs and proposal that the road will need to be closed for a week early 2026 – Clerk to arrange meeting.

55. Witnesham Village Hall (VH) and Car Park repairs -

As previously reported by Richard Nicol the VH is virtually insolvent, they have renegotiated the electricity/heating tariff to hopefully reduce the heating bills. The current system is not fit for purpose, wired incorrectly, currently uncontrollable.

Damp and flooring problems are being addressed early November 2025.

Car park requires repair and levelling to prevent flooding to outside of VH. Spaces marked out to include disabled spaces. Car park damaged by large vehicle's turning round.

Quote from Whites, £20k, plus barriers and markings £30k, will need planning permission which could take 3-4 months for approval.

Richard to take proposal to next PC meeting – plans will need to draw up and planning application submitted.

Jerry Hindle to confirm whether planning permission is required for the works to the car park.

Clarification required from the Church that they will contribute half the car park costs.

56. Review of Lease/Freehold Playing Field Proposals for new community building –

All agreed to proceed with lease/freehold at Playing field – Clerk to chase for update – copy Elaine Bryce into email.

New building update – Architect has met with WASPS, toilets and storage would be their request. Clarification is required as to what the situation is with the pre-school and their requirements for a new building.

Matter to be discussed at next PC meeting 19th November 2025 to consider whether the PC can support a new build, and to look at other developments i.e. parking, to be discussed after meeting with architect.

57. 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.**

None reported.

Meeting closed at: 10pm