

Swilland and Witnesham Grouped Parish Council

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MINUTES

Planning Committee Meeting

Wednesday 8th May 2024 at 7.30pm

The School Room, Witnesham Baptist Church

1. **Present:** Mr Hindle (Chair), Mr Burrows, Dr Nicol, Mrs Shaw, Mr Collings and Mr Barlow.
Apologies for absence: None.
2. **Councillors' declarations of interest:** None
3. **Minutes of the meeting of 19th February 2024** were approved as a true record and signed by the Chair.
4. **ESC decisions (including one appeal notice) received since the meeting of 19th February 2024:**
 - a) DC/24/0710/TPO **6 Giles Way Witnesham** PC ignored with no comment. **ESC Permitted.**
 - b) DCDC/23/4646/FUL **Merivale Upper Street Witnesham** PC Objected. **ESC Permitted.**
 - c) DC/23/3865/FUL **Saw Mill Mow Hill Witnesham** PC "No objection" **ESC permitted.**
 - d) Appeal AP/24/0010/REFUSE for DC/23/3873/ROC The Barn Mill Lane Witnesham. **Appeal "in progress"**

5. Planning Applications for Consideration

- a) DC/21/4111/FUL **Street Farm The Street Witnesham** Residential Development for 20 no. Dwellings. Chair gave an overview of the minor landscaping changes.

The Environment Agency re-consultation post storm Babet maintained no objection to the development. This was viewed as a disappointing response as the PC had submitted photos of the flooding. The EA reasoning details around flood zones were highlighted by Mr Barlow.

After discussion it was agreed as follows on the two aspects of this re-consultation responses:

Flood Risk: The PC stand by their strong objection submitted to ESC on 27th February 2024 as their official objection to this application and would like to stress the following point once more.

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The village is due a Section 19 investigation under the Flood and Water Management Act, and this may prove the site to be at greater risk than has so far been predicted. It is our view that any decision on this planning application cannot be taken until such time as the Section 19 investigation has concluded, and any recommendations for reducing flood risk in our community enacted.

Landscaping: Minor changes observed and the PC have no comments.

6. Wittens Meadow – Update:

The enforcement issue with the Denbury Homes signage had been updated in an ESC response to the Clerk as follows:

The time given for compliance has passed a further site visit will be completed imminently to review the signs and the need for further enforcement action.

Clerk was asked to write to ESC stating the sign was still there as of 8th May and CC Dan Clery.

The next meeting due between some councillors and Denbury Homes (DH) had been postponed until 21st May. There were concerns about the compound area and a lack of clarity about who would sign off the Retention Basin.

7. Matters to be brought to the attention of the Planning Committee.

Mr Hindle reminded the meeting about the correspondence received regarding a request from ESC for the PC to re-consider their original objection to DC/23/0613/FUL, Nelson Farm Ashbocking Road B1078 Witnesham, in light of new information received. There were also two minor planning applications received this week which were received too late for this meeting to process. After discussion, chair asked that a meeting be considered at some time before 28th May to respond to all three applications. Chair reminded the meeting about the latest email from ESPA which had been circulated.

Chair asked committee members to prepare for the pending ESC Planning Committee meeting (Date TBD) for the Street Farm application.

Meeting closed at 8:25 p.m.

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