

Swilland and Witnesham Grouped Parish Council
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MINUTES

Planning Committee Meeting

Monday 17th April 2023 at 7.30pm

The School Room, Witnesham Baptist Church

1. **Present:** Mr Hindle (Chair), Mr Burrows, Dr Nicol, Mrs Shaw and Mr Roots
Apologies for absence: Mr Collings and Mr Barlow.
2. **Councillors' declarations of interest:** Dr Nicol lives in Hall Lane (item 6).
Mr Burrows lives very close to Warrens barn (item 5.b).
3. **Minutes of the meeting of 20th March 2023** were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 20th March 2023:**
 - a) DC/22/4605/P3Q, DC/22/4606/P3Q and DC/22/4607/P3Q Hillbrow Farm Tuddenham Lane Witnesham. PC "No Objections" with comments and conditions. **ESC decision: Prior Notification not Required.**
5. **Planning Applications for Consideration**
 - a) DC/23/0613/FUL **Nelson Farm Ashbocking Road B1078 Witnesham.** Use of land for stationing 4 holiday lodges.
Chair reminded the meeting that this was a re-consultation sent by ESC as a follow up to the previous one on 20th March by the PC which was an objection by the PC.
Further to the response from the first consultation it was noted that there were no new proposals for B1078 access and Council were concerned not to see a safe and proper access provided.
Whether this would impact the hedgerow on the northern boundary of the site, which is an important landscape feature, lessening the visual impact of the development from the road, was also a concern.
Council would wish that the important landscape elements were retained and enhanced.
For these reasons the PC maintained their objection to the application in it's current form.
 - b) DC/23/1156/FUL **Warrens Barn Jacks Field The Street Witnesham.** Retrospective Application - Retention and continued use of Warrens Barn as a dwelling, along with the continued use of the smaller building for ancillary domestic purposes and retention of all associated works of the buildings and land.

Mr Burrows left the meeting room as an interest had been declared. **After discussion it was agreed that the PC had "no objection" to the application.** Mr Burrows re-joined the meeting after the decision was made.

- 6. The development of roadside structures alongside Hall Lane and possible encroachment.** Chair informed the meeting that concerns had been raised about possible encroachment onto the what was possibly an SCC Highways verge in Hall Lane. After discussion it was agreed that the **Clerk should raise a case with SCC Highways to seek clarity on where exactly the SCC Highways boundary is located.**

7. Issues with ESC Planning Department - update

At the previous meeting the ESC response to correspondence sent regarding the Mow Hill development was discussed and it was agreed that the PC should go back to ESC to seek further clarity on the Public Open Space, S106 management, the field access and the path/PROW. This follow up email had been sent to ESC today, 17th April.

Since the ESPA meeting on 25th March there had been some comments sent to ESPA on the meeting notes by the PC attendees, Mr Hindle, Mrs Shaw and Mr Barlow. Visibility of correspondence between the ESPA and Chris Bally was still awaited. SALC had issued a joint statement regarding the ESC planning survey from last summer, which the Chair viewed as disappointing. **It was agreed that the Clerk should inform ESPA that he is the central contact for ESPA for the PC.** This was to simplify the communication process and confirm the PC's affiliation to ESPA.

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

It was noted that there was a meeting at Witnesham School on Weds 26th April to discuss the Playing Field and surrounding land lease renewal. Mr Burrows, Mr Hindle and Dr Nicol would attend.

Meeting closed at 8:45 p.m.



26/4/23.