

Swilland and Witnesham Grouped Parish Council

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MINUTES

Planning Committee Meeting

Monday 19th February 2024 at 7.30pm

The School Room, Witnesham Baptist Church

1. **Present:** Mr Hindle (Chair), Mr Burrows, Dr Nicol, Mrs Shaw, Mr Roots, Mr Collings and Mr Barlow.
Apologies for absence: None.
In attendance: One member of the public.
2. **Councillors' declarations of interest:** Chair declared that he was a neighbour of Hillbrow Farm re Item 5 b)
3. **Minutes of the meeting of 29th January 2024** were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 29th January 2024:**
 - a) DC/23/3863/FUL **Fynn Valley Golf Club Rose Hill Witnesham PC** "No Objection". **ESC Permitted.**
 - b) DC/23/4612/FUL **Apple Acre Berghersh Drive Witnesham PC** "No Objection". **ESC Permitted.**
5. **Planning Applications for Consideration**
 - a) DC/21/4111/FUL **Street Farm The Street Witnesham** Residential Development for 20 no. Dwellings. This re-consultation was considered including changes to the layout, affordable housing, and landscaping. Affordable housing had been increased from 0 to 3 units but still less than the 33% normally applied, equating to 7 homes and was considered unacceptable.
Following Storm Babet the PC had asked ESC to reassess the Flood and Surface Water risk of the proposal and this was part of the re-consultation. And this should be reinforced. The Local Lead Flood Authority (LLFA) had responded with no objection but also a list of stringent conditions to be undertaken and maintained in perpetuity. Committee questioned whether these conditions were sustainable, affordable, maintainable and enforceable in the long term by the Local Planning Authority (LPA). Committee was concerned over Surface Water run off down the steep slope and the impact of retaining walls, especially in the south west corner of the site. The LLFA also expressed concerns over flooding of the site entrance and access for emergency vehicles. The Environment Agency response was still pending but Committee was

8/5/24



concerned that following Storm Babet there should be a re-assessment of the extent of high risk Flood Plain and impact on the site, the Fyn bridge area and Giles Way. Committee remained very concerned over the Flood Risk Assessment and that objection to the proposal was now stronger post Storm Babet

The decision was agreed to strongly object to the re-consulted application. That the objections made in September 2022 to the original application still applied in principle including the lack of affordable housing but would benefit from some rewording. Committee wished to strengthen and rewrite its concerns over the Flood and Surface Water Risk Assessment.

Council would be submitting a full detailed further objection on this ASAP and both ESC Councillors should be alerted to the strong objection

- b) **DC/24/0267/FUL Plots 2 & 3 Hillbrow Farm Tuddenham Lane Witnesham** Change of use of agricultural buildings to 2no. new dwellings (Plots 2 and 3). Chair reminded the meeting that Prior Notification applications dating to 2022 had been classed as "no further approval required" by ESC and to which the PC had no objections but did express a few concerns.

The current proposals included relatively minor changes including cart lodges, a small extension of the site boundary by plot 2. and all developments were all ground floor with the use of traditional materials. They were not overlooked and had minor visual impact.

The decision agreed was "No Objection" to both this application and also DC/24/0266/FUL (item 5c), with the following concerns. Firstly, there didn't seem to be any details on foul sewage measures and it was questioned how the application got validated without these. Secondly, concern was expressed over the combination of the farmhouse, the rented accommodation and these three new dwellings forming a "housing cluster" which might allow other dwellings to be added.

- c) **DC/24/0266/FUL Plot 1 Hillbrow Farm Tuddenham Lane Witnesham** Demolition of agricultural buildings and erection of 1no. new dwelling (Plot 1) The discussion was as per item 5b, **The decision was "No Objection" with the same concerns as 5b) which should be addressed.**

6. Wittens Meadow – Update:

There had been a meeting between some councillors and Denbury Homes (DH) on 15th Feb. Chair had shared notes prior to this meeting. DH had offered to organise contractors, and pay for a CCTV condition and location survey of the drainage network, between Tuddenham Lane and the River Fynn, including Giles Way if the survey establishes that the piped watercourse connects to that



drainage infrastructure, subject to the PC getting the agreement of all relevant landowners. Local residents had complained about the very large DH sales sign erected in the Barley Mow car park and the PC questioned if this had been authorised and is concerned at its close proximity to its own /SCC SID signpost in the highway verge. DH were unaware of this and would check it out with a view to seeking its removal. The PC had also questioned with ESC whether the sign required planning permission

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

Mr Hindle had attended the East Suffolk Planning Alliance (ESPA) event on 17th Feb and reported that there were some good speakers.

Meeting closed at 9:00 p.m.

A handwritten signature in black ink, appearing to be 'J. H.' or similar, located in the bottom right corner of the page.