

Swilland and Witnesham Grouped Parish Council

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MINUTES

Planning Committee Meeting

Monday 19th July 2021 at 7.30pm

The School Room, Witnesham Baptist Church

1. **Present:** Mr Hindle (Chair), Mrs Shaw and Mr Collings and one member of the public.
Apologies for absence: Mr Barlow, Mr Henley.
Chair welcomed all to the meeting and in particular, Mr Smith from Hopkin Homes ref item 6 which was brought forward to pre-meeting start as it was for the Council's information.
2. **Councillors' declarations of interest:** None
3. Minutes of the meeting of 7th June 2021 were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 7th June 2021:**
 - a) DC/21/2445/LBC Witnesham Hall Church Lane Witnesham. No objections by the PC. ESC permitted.
 - b) DC/21/2233/FUL Elm Cottage Mow Hill Witnesham. No objections by the PC. ESC permitted.
5. **Planning Applications for Consideration**
 - a) Application: DC/21/2828/FUL **Merrihay Hall Lane Witnesham** One two storey rear extension and a smaller single storey rear extension. A front second floor extension over existing building replacing balcony. Replacement porch. Some cladding to gable end of existing building.
It was acknowledged that the frontage was well screened.
Decision: No objections.
 - b) DC/21/2859/FUL **Mary Rose Cottage Upper Street Witnesham** Proposed alterations & extensions. After discussion the following was agreed.
Decision: No objections. The PC expresses some concerns over the impact of the mass, height of the extension and new office/playroom may have on the neighbouring property. Also, there are further concerns about the design of the extension.
 - c) DC/21/3375/FUL **Red Court Kirby Lane Swilland** Improvement to pig rearing enterprise at Red Court by the proposed erection of a 720 Place Finishing Building.
After discussion the following was agreed.

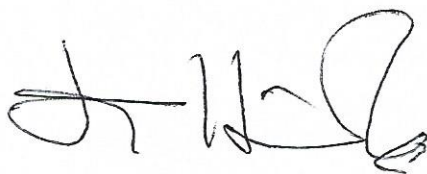
Decision: No objections. The PC expresses some concern over surface water from the roof and concourse which should be channelled to a soakaway rather than to the existing water course, which frequently floods downstream in Witnesham. The PC also asks for the following factors to be considered. Measures taken in the use of the building to reduce smell. The slurry should only be deposited on the home farm site and not transported off-site. The PC suggests that this is an opportunity to improve sustainability and reduce carbon emissions, e.g. to consider solar panels.

6. Pre-Planning Information, Land East of Mow Hill, Witnesham - Proposed Residential Development of 32 Dwellings
This was an informative item shared by a rep. from Hopkins Homes with the PC. An expected formal planning application was to follow in August to ESC. The expected time scale, if successful, would be to start construction Autumn 2022 and finish early 2025. There was a mix of dwellings from one bedroom to five bedroom, ten of the thirty-two would be affordable. Hopkins rep. stated that amendments were expected and some detail was indicative. It was noted that the green-space area on the plan was at the low southern end of the site and intended to be used as a drainage overflow. It was also noted that a road spur had been designed in to the eastern site boundary indicating an opportunity for further development to the east in the future. Without prejudice to other matters, comment was made that proposals for the site needed to substantiate and detail surface water drainage away from the site and neighbouring areas; internal landscaping; an adequate landscape belt along the eastern boundary to integrate the site to the adjacent open countryside; sustainable building design and pedestrian links at both the northern and southern ends of the site to the public footpath on the opposite side of the B1077.
7. Residential Amenity, High Road Swilland
No ESC updates received since last meeting. ESC to be asked for an update.
8. Homelands House Vehicles Parked Onsite – update
The email sent to Chief Exec Stephen Baker had yet to have a formal response as promised for 19th July and now ESC estimated 26th July for a hoped response date. It was agreed that Council should follow up this with an email to ESC expressing it's disappointment and further state that as of 18th July, there was still one coach on the site. Also, that a synopsis received from one of the neighbours of recent specific breaches of conditions, should be forwarded to ESC asking for immediate action to enforce these planning conditions to enable proper residential amenity for the neighbours.
9. Neighbourhood Plan (NP) – This was now rescheduled to be an online Zoom event, date TBA.
10. Matters to be brought to the attention of the Planning Committee.
The enforcement case ENF/20/0162/DEV relating to a high fence at a property in Mill Lane had not had an update since September 2020. Follow up emails sent since then by the PC seeking a response were to no avail. It was agreed

SWgPC/Plan/07/21

that Clerk should email ESC seeking an urgent update and CC ESCllr Tony Fryatt.

Meeting closed at 8:55 p.m.


8/9/21.