

SWGPC/Plan/06/22
22/8/22

Swilland and Witnesham Grouped Parish Council

Clerk to the Parish Council: Steve Barron

Telephone: 07719 176917

Email: swill-witpc@outlook.com

MINUTES

Planning Committee Meeting


Monday 25th July 2022 at 7.30pm

The Chapel, Witnesham Baptist Church

1. **Present:** Dr Nicol, Mrs Shaw, Mr Collings, Mr Burrows, Mr Roots and Mr Hindle (Chair).
Apologies for absence: Mr Barlow
Chair welcomed all to the meeting and it was agreed by the Committee that due to the nature of the applications on the agenda, the Mow Hill application (item 5a) would be considered after item 6.
2. **Councillors' declarations of interest:** None
3. Minutes of the meeting of 22nd April 2022 were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 22nd April 2022:**
 - a) DC/22/0140/FUL Walnut Tree Cottage Rose Hill Witnesham. PC "No objections". **ESC permitted.**
 - b) DC/22/0857/VOC Redundant Agricultural Building Opposite Low Farm Kirby Lane Swilland. PC "No comments". **ESC permitted.**
 - c) DC/22/0849/OUT Homeland House Ashbocking Road Swilland. PC "Supported". **ESC permitted.**
 - d) DC/22/1101/FUL and DC/22/1105/LBC Witnesham Hall Church Lane Witnesham. PC "Supported". **ESC permitted.**
5. **Planning Applications for Consideration**
 - a) Application: DC/22/0998/FUL **Land East Of B1077 Mow Hill Witnesham**
Residential development of 32 dwellings, together with areas of new public open space and the provision of a new access to the site from the B1077.
Chair briefly reminded the meeting that this was a re-consultation and gave an update on recent meetings which had taken place with the developer (Denbury Homes Ltd), the agent (James Bailey Planning Ltd) and landowner. Peter Freer (James Bailey Planning Ltd) had been asked to formally reply to the requests submitted by the PC.

After consideration by the Committee, the following response was agreed unanimously to be sent to ESC Planning:

22/8/22



SWGPC/Plan/06/22
22/8/22

1) The Parish Council objects in principle to this proposed development of 32 dwellings as being too large, out of character and scale for the village. It maintains its objection to the allocation of this site in the Local Plan. The development is contrary to **"SCLP 5.2; Housing Development in Small Villages"** where development should be **"a small group of dwellings, of a scale appropriate to the size, location and character of the village"**. There is no justified need for this development in the village as there are already substantial allocations or permissions for dwellings in the village and over 3500 more dwellings proposed in Ipswich Garden Suburb, only 3 miles away.

There is a lack of local services, particularly space at the local school and the development is on "greenfield" agricultural land, when an alternative nearby vacant brownfield site is more appropriate. It comes at a time when consideration is also being given to the application for 20 dwellings at nearby Street Farm. The prospect of both developments going ahead, potentially at the same time in close proximity, is alarming for the village.

2) If development is to be agreed in principle by ESC, the Parish Council objects to the development as it stands. It does not meet the criteria a) d) e) and f) given in the Local Plan policy **SCLP 12.7; Mow Hill Witnesham**. If development is to be permitted, the Parish Council requires that these criteria are met in full and enhanced as follows;

"a) Provision of affordable housing on site; "

The development provides for 10 affordable dwellings out of the 32 proposed dwellings. **SCLP 5.10 Affordable Housing on Residential Developments; expects 1 in 3 units to be affordable dwellings**. Therefore, the Parish Council believes the minimum requirement for developing 32 dwellings should be 11 affordable units not 10 as proposed in the resubmitted proposals. Witnesham is very short and in real need of affordable housing. The Parish Council requests greater provision of affordable housing from this very large development and for it to go beyond the policy minimum level of 11 units. It would like to see more affordable units, and include bungalows to meet **SCLP 5.10 in providing "needs for affordable housing for older people"**. The Parish Council asks that priority is given to people connected to the village, in allocating the affordable housing.

"b) Retention of the hedgerow which borders Mow Hill, except where removal is required for access."

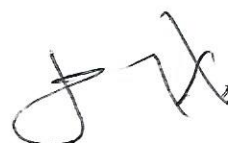
The Parish Council considers it imperative that the existing trees and hedging bordering Mow Hill and the site are retained with removal only allowed for the surfaced road access splay. There should be no removal for access sightlines.

"c) Provision of pedestrian connectivity southwards on Mow Hill."

The Parish Council wishes to be assured that there is safe pedestrian connectivity from the access entrance, across the B1077 and to the pavement on the west side. It would seem that the revised application provides for this.

In addition, the Parish Council has asked the developer, Denbury Homes for increased pedestrian connectivity with provision of a surfaced footpath link from the

22/8/22



SWGPC/Plan/06/22
22/8/22

north west corner of the site, through to the B1077, opposite the former woodyard. This would link to the roadside pavement opposite, giving better access to the northern part of the village, including to the school, shop, village hall and church and to Public Footpath 22 and the excellent network of public paths to the west of the B1077. The Parish Council is disappointed that Denbury Homes is not prepared to provide this.

It also asks for a short surfaced public footpath link from the corner of the internal access road, where it turns north, across the northern edge of the Public Open Space to join off site, with Footpath 26. This would provide a direct foot access from the new housing to Footpath 26 and connecting footpath network. The Parish Council is pleased to see that the resubmitted plans provide for a hoggin surfaced path as far as the site boundary. This needs to be extended to join Public Footpath 26.

"e) Provision of landscaping to create a soft edge to the eastern and northern boundaries of the site."

The site is very exposed to the open countryside and higher ground to the east, public footpath 26 and the nearby Grade 11 Listed Buildings to the south (criteria d). For the most part, only garden hedgerow planting is provided along this boundary. To meet the criteria and to ameliorate the impacts identified in the Landscape Assessment, a substantive landscaped tree belt is required, off site, along the eastern and south eastern boundary of the site. The Parish Council requests a 10 metre tree belt along the eastern boundary and a small tree copse planted in the triangle of land, which will be difficult to farm, between plots 5,6 and the farm track/Foot Path 26. This would substantially reduce the visual impact of the development to the open countryside in the east and provide some carbon off-setting for the development. The council would like to see this provided by the landowner to the community as Public Open Space.

There seems to be no consultation response from ESC Landscape Conservation Officer to the proposed development.

The Parish Council objects to the provision of the spur access road and pavements to the eastern boundary and the gap this makes. The Parish Council sees no need for this spur. Any expansion of development to the east of the current proposal should be resisted and means of facilitating this should be removed from the current proposal. The Parish Council would like to see an alternative layout for plots 26,27, and 28 and their access road.

The Parish Council have had meetings with Denbury Homes and the landowner who state that this spur is for agricultural access to the field. The landowner has retained a land strip to the south east which provides as existing, direct access to the field from Red House Farm. The Parish Council thinks it is unacceptable to have an additional new agricultural access for tractors, ploughs, muck spreaders, combines and all other machinery through a residential housing estate, with the consequences of mud, straw, noise, disturbance and potential damage to infrastructure and parked vehicles. The Parish Council sees no need for the proposed new access and seeks its removal as part of the application. If the developer, landowner and Planning Authority deem it absolutely necessary to provide agricultural access through the development, this should be immediately south of the sub-station.

22/8/22



SWgPc/Plan/06/22

22/8/22

"f) A site specific Flood Risk Assessment will be required and any mitigation provided." The Parish Council needs complete assurance that there is adequate provision, both on site and with connection to the culverted water course for surface water drainage and that there is no risk of flooding to neighbouring properties south of the site. The Parish Council needs to know who will be responsible for the future management and maintenance of the drainage system, attenuation basin and the off-site culverted watercourse to which the system is connected? To date this has not been provided.

3) Public Open Space (POS);

The Parish Council welcomes the idea of providing POS, indeed it was the Parish Council who suggested an area of POS in a previous application. It is a misnomer for this application to say that there will be 0.25ha of POS when in fact most of the area is provided as a drainage attenuation basin along with associated structures. The Parish Council questions the compatibility of such dual use. It would like to see a POS provided that is attractive, accessible and safe; an area that can be enjoyed all year round by villagers and is not just a carved out drainage basin with little area that can be properly considered as a usable POS, as is proposed. The current POS proposal is unacceptable and the Parish Council is most disappointed that its request for discussion and consideration on the provision, future ownership and management of the POS and the attenuation basin;- usable space, landscaping, paths, equipment and management, gradients, gabions and safety, has been ignored by Denbury Homes and Planning Officers. The Parish Council still seeks discussion on these matters. As a minimum it seeks improvement to Public Footpath 26 where it passes through the POS, including;

- a) Replacement of steps at the western end with a surfaced slope entrance from the B1077 pedestrian crossing to enable access by pushchairs and the less able to the POS.
- b) An open access, with no stile nor gate at the west site boundary.
- c) Providing a hardened stone hoggin surfacing of FP26 around the periphery of the POS.

4) Internal site landscaping;

The Parish Council seeks improved internal site landscaping including the provision of more roadside and swaleside trees and the planting of roadside and swaleside daffodils. (The Parish Council has a programme for roadside daffodil planting)

5) Sustainability; The Parish Council seeks assurance that measures, beyond the minimum regulations, are being taken to provide sustainable dwellings and reduce energy use, including provision of electric car charging points for each dwelling and solar power generation.

The Parish Council requests that no street lighting is provided.

6) Construction disruption;

22/8/22



The Parish Council seeks assurances and consultation on measures to be taken to minimise the major disruption that would be caused by such a large development to services, the B1077 and the village.

Whilst objecting to the proposed development, the Parish Council has tried hard to engage with the developer, Denbury Homes and the landowner to improve the proposals for the local community. It is most disappointing that so far these have not been met. Equally it is disappointing that the planning authority has not been willing to engage or respond with the Parish Council on the proposal.

The Parish Council requests that it be represented when the application is considered by the planning authority.

- b) DC/22/2592/FUL **Low Farm Kirby Lane Swilland** Single and two storey extensions to front and rear, together with conversion of existing garage and construction of new accommodation over. Application of render to the existing dwelling.
Chair gave an overview of the application and elevations were shared. The **Committee agreed a response of "No Objections"**
- c) DC/22/2625/FUL **Witnesham Hall Church Lane Witnesham** Proposed stable block, manege and access. The meeting viewed the block plan and it was viewed that no impact on the environment setting of Witnesham Hall. The proposal was considered as self-contained. It was agreed to respond with **"no Objections"** but the PC would not be happy if there was a proposal for floodlighting in the manege area.
- 6. Update status on DC/21/4111/FUL Street Farm The Street Witnesham.
It was proposed and agreed that the PC should write to the case officer seeking an update and an explanation of issues preventing the application determination.
- 7. **Matters to be brought to the attention of the Planning Committee.**
None.

Meeting closed at 8:45 p.m.

S-MS 22/8/22

22/8/22

Handwritten signature