

Swilland and Witnesham Grouped Parish Council

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MINUTES

Planning Committee Meeting

Monday 29th January 2024 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 Barlow and Mr Collings.
In attendance: Two members of the public.
2. **Councillors' declarations of interest:** Chair declared that he was friends with the two members of the public present (item 5a.)
3. **Minutes of the meeting of 9th January 2024** were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 9th January 2024:**
 - a) DC/23/2866/FUL **Greenacres Ashbocking Road B1078 Witnesham PC "Objected". ESC Refused**
 - b) DC/23/3862/FUL **Fynn Valley Golf Club Rose Hill Witnesham PC "No Objection". ESC Permitted.**
5. **Planning Applications for Consideration**
 - a) DC/23/4646/FUL **Merivale Upper Street Witnesham** Change of use from House in Multiple Occupation (HMO) to Class C2 residential children's home. Chair referred to the history of parking problems associated with the existing multiple occupancy house. The proposal is for change of use to a children's home to accommodate two-three children with at least two staff 24-7 and often three. There had been three objections by residents mainly concerned with problems of roadside car parking and access, the nature of the location and lack of amenity for children.
Members of the public present questioned the submitted block plans and the land actually available for car parking. This could cause roadside parking and reduce neighbour's sightlines. There was also concern over the amenity for the children, poor bus service and lack of garden space
Committee discussion concentrated on the parking issues, less parking than claimed, parking on the road and impact on neighbour's access.

It was proposed and agreed that the PC object to the application on the grounds that there is inaccurate and inadequate provision for vehicular access and car parking.

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The PC questions the representations made in the application and on the block plan. It believes the car shelter, frontage and width of access down the north side of the site is in separate ownership and not available for car parking and that there is no vehicular access, within the curtilage of the application, for car parking at the rear of the house. This restricts the car parking available. The PC asks that ESC ascertain the correct availability for on site car parking and re consults with SCC Highway Authority.

6. Wittens Meadow – Update:

There had been a reasonable meeting between the PC and Denbury Homes in December but in post meeting comments Denbury Homes had pulled back on several matters which is disappointing. The meeting agreed to make representation on these issues and raise them with Denbury at the February meeting

It was noted that Denbury Homes had arranged for both electricity and water work to be undertaken with one proposed road closure on Mow Hill from 19th Feb to 28th Feb inclusive (half term first week of this). Whilst still disruptive this was better than the initial proposals. The PC would notify residents via contact list.

A draft letter to SCC was discussed which highlighted recent flooded areas and sought SCC assistance in addressing surface water drainage improvements. It was agreed that Dr Nicol would draft an added strategic foreword and circulate.

7. Street Farm – Update: - The PC had received confirmation of a response time extension for the re-consultation until after it had the opportunity to consider the SW and Flood Risk review of the proposal. ESC would inform the PC when this was ready.

8. East Suffolk Planning Alliance – There was a meeting planned for Saturday 17th Feb which Chair would attend as no other committee members were available. Clerk would inform ESPA.

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

None.

Meeting closed at 8:55 p.m.

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