

**Swilland and Witnesham grouped Parish Council**

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**Minutes**

**Planning and Property Committee Meeting**

**Monday 9<sup>th</sup> June 2025 7:30 p.m.**

in the School Room, Witnesham Baptist Church

**Councillors present – Chris Collings, David Roots, Tim Burrows,  
Paul Sharples**

**27. Chair's welcome and to accept Councillors' apologies for absence.**

Meeting opened and chaired by Tim Burrows.

Two members of the public were present.

Apologies received from Jerry Hindle, Andy Dungey and Kim Shaw.

**28. To receive Councillors' declarations of interest – none received.**

**29. To confirm the Minutes of the meeting of 28<sup>th</sup> April 2025 as a true record.**

All agreed minutes a true record and signed by Tim Burrows.

**30. To note ESC decisions received since 28<sup>th</sup> April 2025.**

DC/24/3910/VOC - Fynn Valley Golf Club Rose Hill Witnesham Ipswich  
Suffolk IP6 9JA – **Application permitted 7<sup>th</sup> May 2025**

**31. Planning Applications for consideration:**

**a) DC/25/1945/FUL**

**Site Address** - Fynn Valley Golf Club, Rose Hill, Witnesham, Ipswich,  
Suffolk IP6 9JA

**Proposal** - Change of Use from staff room/office to full time Warden's  
accommodation

**Expiry date** – 13 June 2025

**Following consideration by Cllrs present:**

It is noted that a previous application DC/24/2596/FUL was rejected in  
July 2024 by ESC, however no objection by the PC Planning Committee.

All agreed No Objection for this application.



**b) DC/25/1994/P3Q**

**Site Address** - Barn South East Of Red House Farmhouse, Red House Farm, Tuddenham Lane, Witnesham, Suffolk

**Proposal** - Prior Notification - Conversion of existing piggery unit, the unit is located between another unit (to be demolished) and a more modern steel portal frame agricultural grain store building.

**Expiry date** - 18 June 2025

**Following consideration by Cllrs present:**

All agreed No Objection to this Prior Notification with the following considerations -

a) Clarity on the extent of the curtilage of the new residential unit (is it the constrained red line shown on the plan) showing garden, parking area and vehicular access to the plot.

b) Ensure that there is an attenuated surface water drainage provision so as not to add to the drainage flows to the south and the drain down the side of Tuddenham Lane toward the main road.

c) To ask that as part of this development a surface water attenuation scheme is provided that would also take the roof and surface water drainage of the adjacent postal frame grain store. and area around it The drainage from this is currently via a drain southwards entering the water course beside Stone Cottages. In times of heavy rain this would reduce flood risk in the area. This is in the context of a recommended Medium Term Action in the Suffolk County Council Section 19 Flood Investigation Report for Witnesham and Swilland, March 2025 of to;

*"Investigate if the surface water flows coming into the ordinary watercourse ( east of Tuddenham Lane) from the north, can be attenuated or redirected to reduce flood risk"*

**32. Update on current PC Property matters.**

- **War Memorial** – clerk has received no replies to her last emails or calls to the Stone Mason – she will call in at his showroom.
- **Village Hall car park** – the appropriate paperwork is currently with Land Registry, solicitor dealing with has advised this will take some time, approx. 12 months.
- **Lower Recreation Ground** – no objections were received following the EADT advertisement regarding our intention to dispose of a parcel of land. We are waiting for UKPN to advise of a date for the works to be scheduled.
- **Playing Field** – last communication was PC request for a quote for SCC council's legal fees. All the paperwork for the transfer of land has been signed and returned to SCC.



### **33. Matters to be brought to the attention of the Parish Council Planning Committee.**

Each Councillor is requested to use this opportunity to report minor matters of information not included elsewhere on the agenda and to raise items for future agendas. **Councillors are respectfully reminded that this is not an opportunity for debate or decision-making.**

A request has been received from Witnesham Wasps to erect a sign which reads 'Welcome to Witnesham Wasps Football Club' just outside the entrance to the Playing Field – Clerk to request the sizes of the sign and a photo of where the sign would be placed. To be added to next meeting agenda.

An email has been received from a resident regarding the hedges along the road from the junction of Wash Lane, Church Lane and America Hill, up the hill towards Richards. This has been reported the problem to SCC. Clerk to also report.

It is also noted that the hedges at the end of Church Lane are also overgrown and making it hard for drivers to see out and pull out safely onto the road. Clerk to contact residents via contact list and facebook asking for hedges to be trimmed back being mindful of birds nesting.

Wittens Meadow to be added to next agenda, for update regarding future potential planning enforcement regarding the public open space and lack of access to this.

Meeting closed at 8.05pm

