

## **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**

**Tuesday 13<sup>th</sup> December 2022 at 7.30pm**

**The School Room, Witnesham Baptist Church**

1. **Present:** Mrs Shaw, Mr Hindle (Chair), Mr Barlow and Mr Burrows. Dr Nicholls and Mr Roots

**Apologies for absence:** Mr Collings,

2. **Councillors' declarations of interest:** None

3. **Minutes of the meeting of 14<sup>th</sup> November 2022** were approved as a true record and signed by the Chair.

4. **ESC decisions received since the meeting of 14<sup>th</sup> November 2022:**  
There were none

5. **Planning Applications for Consideration**

- a) **DC/22/4605/P3Q, DC/22/4606/P3Q, DC/22/4607/P3Q Hillbrow Farm Tuddenham Lane Witnesham; Prior Notification - Change of use of Agricultural Buildings to Dwellings (plot 1, 3 and 2 respectively)**

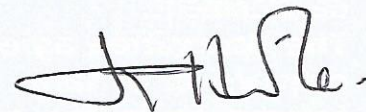
Chair informed the meeting that these three applications would be taken together as they applied to the same site. The applications were being made as "Prior Notifications" for the conversion of existing agricultural buildings to 3 dwellings where, so long as the criteria were met, would be considered as permitted development. It was noted that the proposals were being put forward by a developer and there was reference to Hillbrow Farm being a hotel. The development seems to block off all access to the field to the north of the development.

**The Committee agreed on a "No Objection" response to ESC. to the conversion of farm buildings to dwellings but it was concerned at references in the application to Hillbrow Farm being a hotel and "possible extension and alteration". The Committee objects to any idea of the farm house being developed as a hotel because of difficult access along Tuddenham Lane. It wishes to be assured that there will be safe access from the Permitted development onto Tuddenham Lane and to see access to the meadow to the north of the development retained through the farm with no new field access off Tuddenham Lane. The Committee considers the development of three plots to be an over development of the site and would prefer to see the development of Plots 1 and 3 with the buildings in Plot 2 converted to garaging for Plots 1 and 3.**



- 6. Update status on DC/21/4111/FUL Street Farm The Street Witnesham.** Following the last meeting, Stephanie Baxter, ESC Housing Strategy & Enabling Manager was contacted re the need for Affordable Housing to be considered. She had advised (21/11/22), that the Parish Council formally request that in consideration of the above application, clauses are made which will enable residents with local connections to have first refusal to the affordable homes provided, assuming they meet the criteria. This had been done
- 7. Update status on DC/22/0998/FUL; Mow Hill Witnesham.** Further to the last meeting, EC Cllrs Hedgley and Fryatt had been contacted expressing the PC's concern on lack of engagement and response by ESC officers to requests seeking their assistance. Cllr Fryatt had written to case officer Natalie Webb expressing concern on "the catalogue of sub-standard service and asking for an explanation for the delays; prompt resolution to these outstanding issues or some justifiable explanation as to why any further delay is expected" To date the PC has heard no more. The Clerk was asked to follow up with Cllr Fryatt for a response.
- Cllr Hedgely had inform the Clerk that the application would be considered by ESWC Committee on Tuesday 20 December and it was agreed that the Chair would attend and make representations on behalf of the Parish Council
- 8. Matters to be brought to the attention of the Planning Committee.** There was a discussion on the development of roadside structures alongside Hall Lane and possible encroachment. This would be an agenda item for the next Committee meeting.

Meeting closed at 8:15 p.m.



20/3/23