

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Monday 6th March 2017 at 7.30pm
in the School Room at Witnesham Baptist Church

1. Chairman welcomed everyone to the meeting. Present: Mr Wilks, Mr Rush, Mr Everett, Mrs Shaw, and Mr Hindle. Apologies: Mr Lightfoot.

In attendance: Two members of the public.

2. Councillors' declarations of interest. Mr Everett is a neighbour to site on the following:

Application: DC/17/0381/FUL **Homeland House Ashbocking Road Swilland**

3. Minutes of the meeting of 23rd January 2017 confirmed as a true record.

4. SCDC decisions received since the meeting of 23rd January 2017:

**Application: DC/16/5372/VOC Fynn Valley Golf Club
Was supported
SCDC permitted**

**Application: DC/17/0049/FUL 60 Weyland Road Witnesham
Was supported
SCDC permitted**

**Application: DC/16/5282/FUL Manor Farm Witnesham
Was supported
SCDC permitted**

5. Application: DC/17/0381/FUL **Homeland House Ashbocking Road Swilland**

Proposed change of use from storage yard to parking and maintenance of Ambulances, Coaches, plus mini buses and storage of cars.

Mr Everett, after declarations of interest earlier, participated as a member of the public on this item, not a planning committee member.

Chair introduced the site's current allowance which was secure storage only, 7 am – 6 pm weekdays and 8 am – 1 pm Saturdays.

Activities had expanded. Ambulances, coaches and other vehicles were being parked on the site. Vehicle cleaning activities were common. This was having a negative effect on the amenity due to noise, light pollution and activities during unsociable hours.

The application was described as vague, with no working hours, no planning statement and a description of 24-44 parking spaces

Public contributions were invited and two responses were given which were both objections aligning with the chairman's comments and also included:

- No reference to coaches on the application.
- Storage under current allowance was for "documents and household items" only (no vehicles).
- Parked vehicles "stored" not correct under current scheme.
- The term "maintenance" was not clearly defined and was a potential loop hole.
- Tree descriptions on the plans were described as "inaccurate"
- Possible pollution on the site was suspected.
- The vehicles are clearly visible from the road.
- Coaches were unable to enter the site front first and had to use busy B1078 as area to enable reversing manoeuvres into the site.
- SCDC were not consulting with the local residents, just the site owner.
- Flouting conditions of the original permitted application were obvious.
- Drainage was stated as being closer than 20 metres.
- It was suspected that there were multiple businesses on the site and subsequent gross over commercialisation of the site had resulted.
- Described as a "lazy application".

The planning committee then made contributions and referred to Development Management Policies DM12 (Expansion of Employment Sites) and DM23 (Residential Amenity) as a basis for objection. As the application is retrospective, evidence existed of the adverse effects.

The following statement would be sent to SCDC in an objection response:

The Parish Council objects to this application.

The application form is incomplete and inaccurate in a number of respects and does not provide a sound basis for determining the planning application. The application refers to the regularisation of existing uses alleged to have commenced in August 2016 (they commenced in January 2016, if not before), but the reality of the operations on the site exceed the parameters described in the application which does not properly characterise the use of the site as a 24hr operations depot for a number of transport companies. There is a particularly important omission regarding operating hours. As such there is insufficient precision about

what is being applied for and consequently it is impossible to gauge from the application itself the impacts of the proposal.

However, being a retrospective application, the Parish Council is well aware from correspondence with neighbours what the impacts actually are and of particular concern is those on residential amenity. The parameters for the existing consent for the site C12/2035 were set quite clearly for this reason, opening hours (condition 3) and uses (condition 2) were imposed "in the interests of amenity and for the protection of the environment". Those interests remain pertinent and it is quite clear that the intensification of uses on the site are in direct conflict with all strands of policy DM12. Specifically, there is demonstrable harm to the amenity of neighbouring properties who endure idling engines and activity 24 hours per day, 7 days per week, which has a material detriment on their living conditions. It is also the case that the 50 seater coach using the site cannot turn within it and instead backs in from the B1078, which is clearly hazardous. Regard should also be had to policy DM23 and again it is apparent that the noise, disturbance, light spillage and outlook created by the site are incompatible with neighbouring properties.

We do not believe that the shortcomings in the application documents can be remedied through planning conditions, this level and nature of uses in this location, the countryside, are entirely inappropriate and therefore the application should be refused, and equally importantly, enforcement action should be commenced to bring the current activities in line with those permitted by the existing consent.

Decision: Not supported

Application: DC/17/0569/FUL **3 Jubys Hill Upper Street Witnesham**

Erection of two-storey rear extension and front porch

The plans were distributed to the committee and after studying these and discussions, there were no objections.

Decision: **Supported**

Application: DC/17/0648/VOC **Fynn Valley Golf Club Rose Hill Witnesham**

Variation of Condition No. 2 of DC/16/1037/FUL - Erection of new clubhouse with associated facilities, conversion of existing buildings to form 10no. dwellings plus the section of 4no. new build dwellings. Following agreement of sale of plot 14 we have slightly amended the layout of plot 14 to suit the purchaser's requirements.

The amendments were discussed and there were no objections.

Decision: **Supported**

6. Adoption of Local Plan Documents SCDC. Site Allocations and Area Specific Policies.

There appeared to be no changes with Street Farm Witnesham remaining SCDC's preferred only site.

7. Correspondence and any proposed items for next meeting.

An email had been received relating to the Wades Lane Enforcement Case on 15th Feb. Site clearing was underway, although one trailer was stuck in mud at that time. Two months were allowed for removal of the hard standing or put in a planning application.

An email had been received from SCDC relating to Application: DC/16/5364/FUL "The Stables Upper Street Witnesham" (to which the council had objected to in January) asking if the council wished this application to go to committee. The committee unanimously agreed to formally answer "yes" to this request.

Meeting closed at 8:30 p.m.