

Swilland and Witnessham Grouped Parish Council

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MINUTES

Planning Committee Meeting

Tuesday 2nd February 2021 at 7.30pm

Held remotely via Zoom

1. **Present:** Mr Hindle (Chair), Mr Collings, Mrs Shaw, Mr Rush and Mr Hill
Apologies for absence: None
In attendance: The applicant and a member of the public concerning item 5 on the agenda
2. **Councillors' declarations of interest:** None
3. Minutes of the meeting of 4th January 2021 were confirmed as a true record.
4. **ESC decisions received since the meeting of 4th January 2021:**
Homelands House and the breach of conditions on parking vehicles on the site and temporary allowance by ESC.
Chair referred to an email received on 1st Feb from ESC Planning Enforcement. It had been reported by local residents that the vehicles were still on site. It was agreed that the PC were unhappy with this and concerned about the lack of pro-active steps undertaken in the email response from ESC. Therefore, it was agreed to report to ESC Planning Enforcement that the PC are unhappy that the vehicles are still parked on the site, now without permission and are concerned about the lack of direct action by ESC after the deadline date of 31st Jan has passed. The PC would seek escalation of this matter with the support of ESC District Councillors Colin Hedgley and Tony Fryatt.
5. **Planning Applications for Consideration**
 - a) Application: DC/21/0028/FUL **Greenacres Ashbocking Road Witnessham**
Erection of butchery building.
Chair gave an overview of the location and details which is within the Witnessham Parish, in the proximity of the Ashbocking Parish boundary. The protocol for allowing members of the public present to address the meeting was outlined. Chair reported that there had been a site visit on 1st February arranged by Ashbocking PC. Chair was contacted by the applicant on the evening of 1st Feb when the applicant stated their intention to withdraw the application, however the legal requirement of the PC as a consultee continues until ESC confirm any possible withdrawal of the application, hence the meeting tonight is required.

Chair reported that the application was deficient in detail such as waste management, water supply, drainage, electricity supply and more. Also, no report from Environmental Health was evident which is required as hygiene needs to be considered. This raises many questions and it is therefore not possible to give the application proper consideration.

Planning policy for "Encouraging Rural Employment and Diversity" would support the application. Policy on "Impact on the Local Character" was likely to be unsupportive. The site was considered difficult in it's current untidy and ill prepared state.

A member of the public reported that Ashbocking Parish Council did not support the application in it's current form and considered the withdrawal decision as wise. Any new application needed to have the current lack of information addressed. Ashbocking PC may reconsider and the support for the business would depend on it being correctly set up.

The applicant reported that they confirmed the pending withdrawal of the application based on the fact that they were now aware that there was a lot of work to be done first and they were clearly not ready yet. When the site dries up then it site would be tidied up and the essential elements missing in the application currently, would be obtained. Mr Rush advised the applicant of the Pre-planning application advice service by ESC and would recommend this next time.

The meeting agreed not to submit their decision to ESC until Friday 5th Feb deadline.

Decision: The committee agreed that despite supporting the general principle of a rural enterprise, such as butchery, they could not support the application due to the current nature of the site, the lack of information on proposed waste, water supply, drainage, electricity supply and parking.

In addition, it was agreed to submit a separate detailed response to the applicant.

6. **To consider possible solutions for future paperless planning meetings.**
Clerk reported that there was no update.

7. **Matters to be brought to the attention of the Planning Committee -**
Chair confirmed that a member of the ESC Planning Policy Team had agreed to do a twenty minute presentation at the next full council meeting on 17th March about Neighbourhood Plans.

A new retrospective planning application had arrived today relating to two ponds at Cockfield Hall. A planning meeting would be arranged later in February.

Meeting closed at 8:25 p.m.

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