

Swilland and Winesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Monday 8th August 2016 at 7.30pm
in the School Room at Winesham Baptist Church

1. Chairman welcomed everyone to the meeting. Present: Mr Lightfoot, Mrs Shaw, Mr Wilks, Mr Rush, Mr Hindle, Mr Everett and 8 members of the public.
2. No Councillors' declarations of interest.
3. Minutes of the meeting of 25th July 2016 confirmed as a true record.
4. SCDC decisions received since the meeting of 25th July 2016:

DC/16/2577/PN3 Redundant Agricultural Building at Whitehouse Farm Wash Lane Winesham:

To convert an existing Barn and its ancillary buildings into a single residential unit.

Was Supported

Application withdrawn.

DC/16/2148/VOC The Button Moon And Mushroom Inn High Road Swilland :

Was supported with comments of vehicular access and parking.

Due for SCDC Committee decision 11th August

5. Application: DC/16/2886/FUL **Land On Mow Hill Winesham Suffolk**
Erection of 11no. new bungalows including 3no. new affordable bungalows with new access from Mow Hill.

Chairman gave an overview of the application and distributed plans to the committee. It was mentioned that the application was not in the current site allocations for the Local Plan.

Highways comments received were summarised by the chairman and included a proposed new footway on east side of Mow Hill.

Ecology report acknowledged minimum loss of hedgerow.

Chairman invited public participation. Applicant's architect explained that they had gone for a balanced scheme with a mix of 2, 3 and 4 bedroom dwellings, and 3 of those affordable. Bungalows were chosen for low height impact and the design was groups of dwellings with courtyards. Committee asked applicant's representative and architect why the original SHLAA allocation of 19 dwellings not been put forward. In response it was emphasised that this balanced scheme of plans, as presented, of 11 dwellings was low density and the numbers would be the right balance for the village in their view.

Two members of the public present spoke to support the application whilst criticising the layout of the design, they also recognised the need for housing in the village.

A member of the public asked what was happening on the preferred site at Street Farm. No update was available apart from SCDC's preference to allocate 20 dwellings there as part of the Local Plan.

The committee then commented. Points raised by the committee included:

- A preference for use of a footway within the design of the plot area rather than a pavement adjacent to the B1077 as Highways were suggesting.
- Affordable housing element ticked a box and issues with planning this aspect of housing in the past were mentioned.
- The layout, form and massing of the site has potential for improvement; its current layout lacks inspiration and is overly dominated by large cart lodges for parking.
- The site is not in Site Allocations document within the current Local Plan.

Chairman then asked for the committee to vote on whether to support the application. The outcome was "not to support" by a vote of four to one.

Decision: **Not supported with below response to be sent to SCDC:**

"The Parish Council advocates a plan-led approach to development in the villages of Witnesham and Swilland. Through the recent consultation on the Site Allocations document we have set out our views on the sites needed to meet housing need as outlined in the current Local Plan to the period to 2027 and this site does not form part of that picture currently. The Parish Council recognises that further development sites will be needed in due course, but the selection of those should follow a structured assessment having regard to all alternatives, rather than on an ad hoc basis.

Notwithstanding the aforementioned objection to granting permission at the current time, the Parish Council asks that SCDC takes in to account the following in determining the application.

1. The Parish Council does not agree with the advice provided by the highway authority. A cycle/footway within the site on the eastern side of the hedgerow parallel to the B1077 is preferable to a pavement adjacent to the highway. We wish the road to retain its rural character and current width and suggest that the footway as depicted in the site masterplan which adjoins the public right of way running along the southeast boundary of the site is preferable.

2. The layout, form and massing of the site has potential for improvement; its current layout lacks inspiration and is overly dominated by large cart lodges for parking."

Application: DC/16/2915/FUL **Jarvis Cottage Upper Street Winesham
Suffolk IP6 9EW**

Two storey side extension and single storey infill extension.

Chairman advised the committee that a similar application had been received in the past, was supported by the PC, but refused by SCDC. Detail changes were observed within the new plans submitted and improvements over the previous application were acknowledged by the committee.

Decision: Supported unanimously.

6. Anglia Cleaning Equipment Site, Ashbocking Road, Swilland

Mr Wilks reminded the committee that he had again written to Tony Fryatt (SCDC cabinet member for planning) and if no response were received, he would ask the committee for permission to make a formal complaint on this issue and the lack of response to date. The committee agreed that the chairman should proceed with formal complaint.

7. Other Business

A recent planning application had been received by the Clerk, but was too late for the current meeting agenda. A provisional date was sought for the next planning meeting to fit with the response deadline to SCDC. Monday 15th August was proposed and this was to be confirmed ASAP.

Meeting closed at 8:20 p.m.