

Swilland and Winesham grouped Parish Council

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MINUTES

Planning Committee Meeting Monday 9th November at 7.15pm in the School Room at Winesham Baptist Church

1. Chairman (Mr Wilks) welcomed everyone to the meeting. In attendance; Mr Hindle, Mr Laughlin, Mr Lightfoot, Mr Everett, Mrs Shaw, Mr Rush. No apologies. Also present for item 3, Ms Nikki Gavin, proprietor of the Moon & Mushroom Inn.

2. No declarations of interest.

3. It was confirmed the minutes of the meeting of 28th September 2015 were a true record.

4. Decisions since last meeting:

DC/15/3067/FUL, Winesham nursing home permitted by SCDC

DC/15/3534/VOC, Speed Style Garage permitted by SCDC

DC/15/3202/FUL, Buttons Pond permitted by SCDC

5. Application: **DC/15/4301/COU** The Button and Moon and Mushroom Inn, Swilland.

The application is to remove a planning condition restricting the sale/occupation of the Button by parties unrelated to Moon & Mushroom Inn. A similar application was previously considered and went to SCDC's development control sub-committee which was minded to approve the application contrary to officer advice. Consequently, the application then went to full committee where, due to concern about the potential issue of noise nuisance for future occupants, restrictions remained in place over occupancy of the Button, limiting that to a relative or employee. The Parish Council had supported the previous application.

The new application includes a noise study which suggests relocating the chiller units to reduce noise levels for occupants of the Button. Proposal is that a short wall would need to be constructed to obscure the chiller units.

Mr Lightfoot feels that whoever moves to the building in the future would have some understanding of what it means to live next to a pub with regard to odour and noise and therefore this seems a reasonable proposal. Mr Lightfoot feels that additional housing is needed. Mr Rush agrees with Mr Lightfoot though noted that you cannot guard against who next buys the pub and whether there will be an increase in noise. Mr Rush happy to support again but does understand why the District Council would have these concerns. Mr Laughlin mentioned that in comparison the school will be more noisy during the day. Mr Everett happy to support. Access – there is a community car park and the new resident would be welcome to use that but a space would not be allocated.

Decision:

Support

Application: **DC/15/4025/FUL** Moat Cottage, High Road, Swilland

Erection of a car port which has already been put in place. Discussion over paperwork, which included images of the completed development.

Decision

Support

6. No further applications received.

7. Suffolk Coastal Preferred site allocations - to consider the sites proposed to be allocated for future development in Witnesham & Swilland

Witnesham is a Key Service Centre and has been allocated approx 45 dwellings over period 2010-2027. Swilland is identified as countryside, so has no allocation. Mr Wilks noted that there is an error in the document which should rather describe that to March this year 6 dwellings have been completed plus another 18 permitted, leaving a requirement for a further 20, not 30 as indicated.

Mr Hindle feels that allocation will likely be too small in the long run and that we should be looking at other sites within Witnesham. Both Mr Rush and Mr Lightfoot felt that this had already been done. Mr Hindle reiterated that it may not be a debate for now but that we need to be proactive in pointing out land options to remain in control of development in the village.

SWgPC/Plan/11/15

Mr Wilks explained two sites are proposed for development- Land at Street Farm (10 dwellings) and land to the south of the primary school (10 dwellings). The policy requirements for each site were considered. Those for Street Farm were supported, though it was considered that a single plot depth on the land south of the primary school was too restrictive and that a cul-de-sac type arrangement would be better and could be contained by the existing vegetation, though it was acknowledged this probably wouldn't increase numbers.

There was some discussion over the proposed changes to the physical limits boundaries, which did not seem consistent across the village, with some sites in and some out.

Mr Wilks to respond to SCDC accordingly before 30th November.

8. AOB

Chestnut Rise – The Land North of Elm Cottage is proposed to be known as Chestnut Rise. It was suggested Elm Copse could be more appropriate - Clerk to advise SCDC.

In regard to non designated Heritage Assets Mr Hindle commented that this does this not include war memorial which is a shame.

Meeting closed at 8.15 pm