

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Monday 15th February 2016 at 7.15pm
in the School Room at Witnesham Baptist Church

1. Chairman welcomed everyone to the meeting. Apologies Mr Hindle. Mr Laughlin left the meeting at 7:55 p.m.
2. No Councillors' declarations of interest.
3. Minutes of the meeting of 19th January 2016 confirmed as a true record.
4. SCDC decisions received since the meeting of 4th January 2016:
DC/15/4301/COU The Button and M&M was supported
SCDC Refused (Committee)

DC/15/4567/FUL Broom Hill Bungalow Tudd. was not supported
SCDC Refused

DC/15/4949/FUL The Barn, Burnt House Farm Application Withdrawn

DC/15/5129/FUL Jarvis Cottage was supported
SCDC Refused
5. Application: **DC/16/0395/FUL** Proposed demolition of The Barn and proposed single storey dwelling. The Barn, Mill Lane, Witnesham

Several members of the public were in attendance.

Previously withdrawn application **DC/15/4004/FUL** for a two storey dwelling was referred to in context of the site issues previously raised.

Applicant is proposing to demolish existing barn and to construct a single storey 2 bedroom dwelling. Access will be off Mill Lane. An ecological report has identified there are no bats dwelling in the barn. Orchard View and a number of other properties are in close proximity. Discussion around materials proposed. There are two car parking spaces to be included.

A number of residents commented:

- shared foul drainage could be compromised
- Water runoff issues already exist within Mill Lane
- Properties will be over looked
- At present there is only a small gate for access which is not suitable.
- The barn is also of historical interest and this development would have a negative effect on the appearance of the lane and the setting of nearby listed buildings
- The lane is 2.8 m wide and construction vehicles would cause damage
- A great deal of disruption anticipated during proposed construction in Mill Lane which is also a public right of way footpath, plus potential backing up of vehicles onto the B1077 bend by the War Memorial

The chairman summarised concerns and asked for committees views.

Committee:

The proposed development would be in scale with adjoining developments and the smaller housing needs of the village.

The issues raised and recognised with the Mill Lane location during the discussion were noted, in particular the overlooking to neighbour on the northern aspect and the issues around construction and traffic. Re-development of The Barn rather than demolition issues were discussed but consensus was building regulations would likely preclude practical re-development.

The chairman proposed the following resolution which was passed by the committee:

“The Parish Council supports this application but asks for attached conditions on glazing to the northern aspect (overlooking) and

construction access, including parking restrictions near the War Memorial.”

Decision: **Supported with attached conditions request.**

Application: **DC/16/0173/FUL** Rear and side extension, single storey
Tarnside, Mow Hill, Witnesham

The application did not raise any concerns.

Decision: **Supported**

Application: **DC/16/0554/FUL** Rear single storey extension **Marble Hall,
Rose Hill, Witnesham**

There were no objections to the application.

Decision: **Supported**

Application: **DC/16/0269/FUL** In ground, black vinyl-lined swimming pool, 9.15 metres by 4.27 metres with a constant depth of 1.37 meters. Surrounded on four sides by York Green natural sandstone paving. Built to resemble a natural pond. Plant and equipment to be sited with an existing building.
Manor Farm, Church Lane, Witnesham

The application did not raise any concerns.

Decision: **Supported**

6. Further applications received : None

7. Other business.

A committee member raised “Unregistered Change of Use Dwelling Field View, Upper Street, Witnesham”. (Multi tenanted property)

This has been logged as an enforcement case by SCDC. Katherine Scott is dealing.

Anglia Cleaning Equipment Site, Ashbocking Road, Swilland: Previously logged as enforcement case after a complaint by a resident. Katherine Scott dealing.

- Ambulances operating outside set times
- Single Business Site potential breach

Mr Wilks has spoken to the Housing Enabling Officer at SCDC who explained that the commuted sum received in lieu of the provision of affordable housing onsite at Warren's Barn could be used anywhere in the District and it was interested to hear from Parish Councils who had any ideas on where. It was explained that there was little appetite for affordable housing providers to deal with just a dwelling here or there due to the management practicalities.

Meeting closed at 8:25 p.m.