

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Monday 15th August 2016 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 and 8 members of the public. Apologies Mrs Shaw and Mr Hindle.

Addendum to Standing Orders, Planning sub-Committee terms of reference, Standing Order 4 was invoked: "**The sub-Committee has seven members and a Quorum is therefore three attending**". Hence the meeting was allowed to proceed.

2. No Councillors' declarations of interest.
3. Minutes of the meeting of 8th August 2016 confirmed as a true record.
4. SCDC decisions received since the meeting of 8th August 2016:

None received.

5. Application: DC/16/3128/OUT **Land Opposite Burwash, America Hill Witnesham**

Erection of 5 dwellings

Chairman gave an overview of the application and distributed plans to the committee. It was reported that the site was below the threshold of affordable housing, an issue of flood risk was to be resolved, there were no conservation issues, there could be an archaeological condition applied and the site is well related to existing facilities. It was mentioned that the application was not in the current site allocations for the Local Plan.

Chairman invited public participation. A member of the public spoke to oppose the application based on detriment of rural character and potential for over development. Applicant's architect explained that a gap had been left at the north end of the plot to aid flood avoidance. Benefits outlined covered economic, social and environmental aspects. Footpath exists. A member of the public present asked that the PC should seek clarification on Street Farm (A Local Plan preferred site) before deciding on this application.

The chairman stated that the decision on this application had to be taken at the meeting, then summarised all the inputs. He explained that Tony Fryatt (SCDC) had outlined that the council did currently have a five year housing land supply and this was now being accepted by the Planning Inspectorate. As such the housing policies were up to date and decisions should be taken in line with the Local Plan.

The committee then commented. Committee collective view was that PC needed to remain consistent with its approach to the Local Plan, and the sites already identified, therefore support was not possible at this time.

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."

6. Other Business: Anglia Cleaning Equipment Site, Ashbocking Road, Swilland

Mr Wilks confirmed that a complaint had been submitted to SCDC. This had been acknowledged and forwarded to the non-responsive contact within SCDC to take action and respond accordingly.

Meeting closed at 8:00 p.m.