

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting Monday 30th November at 7.15pm in the School Room at Witnesham Baptist Church

1. Chairman welcomed everyone to the meeting. No apologies
2. To receive Councillors' declarations of interest. Mr Rush is immediate neighbour of one applicant.
3. Minutes of the meeting of 9th November 2015 confirmed as a true record.
4. To note SCDC decisions received since the meeting of 9th November 2015.
None
5. Application: **DC/15/4004/FUL**, Barn, Mill Lane, Witnesham
Several members of the public in attendance.
Applicant is proposing to demolish existing barn and to construct a 3 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. General discussion of the plans; the house will be higher than existing at the eaves and ridge. Obscured glass will be used where immediate neighbours are overlooked. Discussion around materials proposed. Two car parking spaces to be included and a garage.

A number of residents commented:

- shared foul drainage could be compromised
- 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 design of the property is not in keeping with neighbouring properties
- The lane is 2.8 m wide and construction vehicles would cause damage
- This development is out of proportion

The chairman summarised concerns and asked for committees views.

The proposed development would be out of character and scale with adjoining development and would be overbearing and intrusive to neighbouring properties. The application also failed to make adequate provision to address issues relating to drainage and access. Surface water drainage is an existing issue which this property would exacerbate, while it is not clear how satisfactory provision for construction traffic could be made without severe inconvenience to residents of Mill Lane and users of the Public Right of Way.

Decision: Not Supported

6. To consider any further applications received prior to the meeting.

Application: **DC/15/4759/FUL** Buttercup Cottage, Witnesham. Side Extension.
Discussion around plans

Decision: Supported

7. Other business.

CIL – Consideration to be given to any monies received mitigating the impact of construction.

Elm Copse – Mr Hindle has met with Mr Bundy, the contractor and after much discussion Chestnut Rise was agreed most acceptable name for the Land North of Elm Cottage development. Clerk to confirm to SCDC contact.

Mr Rush shared a Parish Plan from Brightswell, Foxhall and Purdis Farm.
Discussion around usefulness of a plan. Discussion around gaining views from

SWgPC/Plan/12 /15

entire parish on where development is headed. Are we clear what the community wants?

SHLAA process has already identified appropriate sites yet formalising our preference could be the way forward. Mr Hindle felt that the current process was land owner led. Consultation would be needed to see whether a neighbourhood plan was viable and we would need to be clear on its purpose.