

Swilland and Winesham Grouped Parish Council

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MINUTES

Planning Committee Meeting Monday 3rd February 2020 at 7.30pm in the School Room at Winesham Baptist Church

1. Present: Mr Collings, Mr Everett, Mr Rush and Mrs Shaw.
Apologies: Mr Hindle (Chair).
The Committee agreed that Mr Rush should chair the meeting in the absence of Mr Hindle. Chairman welcomed everyone to the meeting.
2. Councillors' declarations of interest: None
3. Minutes of the meeting of 22nd October 2019 were confirmed as a true record and signed by the Chair.
4. ESC decisions received since the meeting of 22nd October 2019:
 - Application: DC/19/3869/FUL Berghersh House Winesham
No objections: Application Permitted
 - Application: DC/19/0251/VOC FVGC Rose Hill Winesham
No objections: Application Permitted
5. Planning Applications for Consideration
 - a) Application: DC/20/0107/OUT **Kersey Croft Kennels Strugglers Lane**
Proposed 3 new dwellings to replace existing kennel buildings.

Chair distributed the plans and gave an overview of the outline application to the committee. The point was made that the site was outside the village settlement boundary, but with the pending Street Farm application approval, this would then be well related to the boundary. It is a Brownfield site which is preferred to Greenfield.

After debate the committee agreed the following:

The planning committee were supportive of the online application. However they did note that the site was outside the existing village physical limits boundary but it would appear to be well related to it, particularly with the proposed development it adjoins to the North at Street Farm although still not approved. It was also noted that this site is a Brownfield site having previously been a boarding kennel business and there are several dilapidated outbuildings from that use still remaining and as a whole the site would

 9/3/20

benefit from clearance and reuse. It was also noted that the ownership extends well beyond the outline site down Strugglers Lane and in giving support to this application the committee wished to stress that only the Brownfield element should form part of this or any future application.

Lastly whilst the application is for outline purposes only, the Parish Council wished to request reserved matters to limit any future development to no more than 3 dwellings in the mixed bungalow and house styles shown which they felt provided a reasonable variety and would be strongly opposed to any further massing of the site given the general characteristics of the properties in the immediate area and the narrow access road serving the site.

Decision: Supported with conditions.

6. Matters to be brought to the attention of the Parish Council -

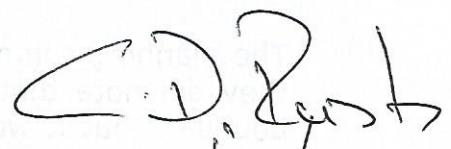
Chair reported about the recent ESC Planning Update forum which he had attended. There was a PowerPoint Presentation due to be sent to the PC. Points from the forum included information on CIL. From April ESC would cease paper copy of applications distribution to PCs and there will be a requirement for the PC to register online for the service. The PC would need to plan ahead for this and consider a strategy for viewing electronic documents and plans on a common screen at future meetings. **Clerk would investigate.**

The ESC Local Plan was expected to be ratified in February and adopted around May/June.

The new requirement for the PC to request an application be put to the ESC referral Committee was outlined, for applications where the PC and ESC Planning Officers had contrary views.

Clerk reported that the Green Farm Ashbocking applications (MSDC) were still awaiting a decision.

Meeting closed at 8:00 p.m.


9/2/20