

Swilland and Witnesham grouped Parish Council

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MINUTES

Planning Committee Meeting
Tuesday 30th May 2017 at 7.30pm
in the School Room at Witnesham Baptist Church

1. Chairman welcomed everyone to the meeting.
Present: Mr Hindle, Mr Everett, Mrs Shaw, Mr Lightfoot and Mr Rush (Chair).
Apologies: Mr Wilks.
In attendance: 2 members of the public.
2. Councillors' declarations of interest. None.
3. Minutes of the meeting of 16th May 2017 were confirmed as a true record.
4. SCDC decisions received since the meeting of 16th May 2017:

None.
5. Application: DC/17/2004/OUT **Barley Mow Inn Mow Hill Witnesham**
Erection of single dwelling house, creation of new access and reconfiguration of public house car park.

Chair gave an overview of the application and stated that there would be an opportunity for members of the public to speak. Two members of the public spoke to oppose the application which was viewed as a "thin edge of the wedge" for further developments by the current owners. It was suggested that the Landlord of the pub was unaware of the application. The view was expressed that this application would result in a loss of community amenity.

Committee were then asked to comment.

Main points which were raised were all objections and included:

- The application was regarded as speculative and would potentially undermine the financial and commercial viability of the pub.
- The car park was deemed as crucial, so any reduction in spaces or loss of outside seating space could be seriously detrimental to the viability of the business and could curtail the event holding ability of the pub.

- There are currently two recycling facilities sited within the car park which do not appear on the plan.
- The car park survey carried out on a weekend towards the end of January, which is not considered a thriving time for the pub trade, was considered too short a time sample and at the wrong time of year.
- There was a potential nuisance issue with a dwelling close by the pub and car park.

In conclusion:

The Barley Mow Pub is a vital community asset to Witnesham (which is a Key Service Centre) as well as the surrounding rural area located in a prime position on the B1077 a few miles from the Northern fringes of Ipswich. There is strong evidence from the neighbouring villages at Westerfield and Tuddenham that if marketed in a certain way there remains huge potential for the Barley Mow. The Parish Council therefore asks that nothing is allowed which would undermine the future business viability of the pub by reducing its car parking potential and further reducing its amenity and seating space.

The supporting survey was undertaken over a January weekend when unfortunately for various reasons the pub is not particularly busy nor is currently well marketed to attract passing or out of village trade. The car park does however get full during village events and during the mid week Bingo or Quiz evenings to fulfil its true potential. This application is regarded as particularly speculative and ill thought out and has not noted the potential nuisance issue that a dwelling alongside a Public House Car Park might suffer as well as seriously jeopardizing any chance of encouraging the pub to improve or grow.

We would strongly urge the Suffolk Coastal, for ongoing community benefit, that the pub retains all the land it currently has to allow the full business opportunity to flourish in future years in a Parish and location that continues to have significant growth and need for such an asset.

Decision:

Council resolved unanimously to oppose this application.

Application: DC/17/1957/FUL **Broom Hill Bungalow Witnesham Lane Tuddenham St Martin**

Demolition of existing bungalow and outbuildings and erection of new dwelling with detached cart lodge / garaging and storage.

This application had also been copied to Tuddenham Parish Council presumably based on the locations position on a Parish border. Plans were distributed by the Chair who reminded the committee that there had been a previous application on the same site in 2015. The previous one was for an additional dwelling, whereas this application was to demolish existing and replace with new, on this tucked away site.

Concerns were raised regarding possible badger setts near or on the site and also about tree coverage on the southeast boundary which should remain post development.

Council resolved to support as no objections.

Decision:

The Council had no objections to the application, but would want the following two conditions applied by SCDC:

- Please consider the likely presence of Badger setts as per the Ecology report sections 5.36 and 5.38
- Council would expect that the tree coverage on the south east boundary should remain.

6. Received correspondence and any proposed items for next meeting:

None.

Meeting closed at 8:05 p.m.