

Swilland and Witnesham Grouped Parish Council

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MINUTES

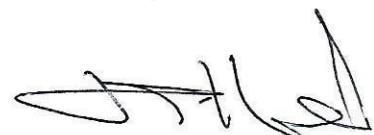
Planning Committee Meeting

Monday 23rd October 2023 at 7.30pm

The School Room, Witnesham Baptist Church

1. **Present:** Mr Hindle (Chair), Mr Burrows, Dr Nicol, Mrs Shaw, Mr Roots and Mr Collings.
In attendance: 2 members of the public.
Apologies for absence: Mr Barlow
2. **Councillors' declarations of interest:** Mr Hindle is a member of FVGC (items 5a and 5b)
3. **Minutes of the meeting of 14th August 2023** were approved as a true record and signed by the Chair.
4. **ESC decisions received since the meeting of 14th August 2023:**
 - a) DC/23/0720/FUL Merivale Upper Street Witnesham PC "No Objection" with concerns over parking. **Application withdrawn 5th Sep 2023**
 - b) DC/23/2313/OUT **Browngates Ashbocking Road Swilland.** PC "No Objection". **ESC decision: Permitted.**
5. **Planning Applications for Consideration**
 - a) DC23/3862/FUL **Fynn Valley Golf Club Rose Hill Witnesham** Construction of extensions to the rear of the existing clubhouse. Chair gave an overview of the application which included a 70 seater restaurant. Plans and elevations were shared. **After discussion the decision was "No Objection". The development was welcomed as an additional facility for the local community with possible local employment opportunities but it was considered that additional car parking should be provided for this development and the proposed new Driving Range Building to ensure access to all the existing properties is maintained.**
 - b) DC/23/3863/FUL **Fynn Valley Golf Club Rose Hill Witnesham** Construction of a two storey driving range building. **After discussion the decision was "No Objection". It was considered that additional car parking should be provided for this development and the proposed Extensions to the Club House to ensure access to all the existing properties is maintained. Measures should be taken to minimise light pollution from the range.**
 - c) DC/23/3865/FUL **Saw Mill Mow Hill Witnesham** Conversion of building to form 4 no. commercial units (B2 and Class E - Research and Development), and erection of 3 no. commercial units (Class E - Research and Development)

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/ Light Industrial / Office), and associated landscaping. Chair gave an overview of the application which concerned approx. 35% of the existing old saw mill site. Plans and elevations were shared and discussed. **The decision agreed was "No Objection". Potential local employment opportunities were welcomed, the application seemed to be in line with SCLP Policies 4.1, 4.3, 3.3 and 11.1. The PC requests that the tree belt to west of the site, but in the same ownership, is maintained to ensure visual protection of the site from the west across the Fynn Valley and from the public footpath.**

- d) DC/23/3873/ROC **The Barn Mill Lane Winesham** Removal of Condition No. 8 of DC/16/2008/FUL (Proposed conversion of existing barn to dwelling following previous approval for demolition and proposed new dwelling (DC/16/0395/FUL) To retain existing building in order to lessen the impact on neighbouring properties associated with the approved new build.) **After a brief discussion the decision agreed was "No Objection".**

- 6. Wittens Meadow – Update:** A provisional meeting date of Friday 27th October proposed by Denbury Homes had been accepted by the PC but required further confirmation from Denbury. Clerk is chasing this. Items for discussion submitted by the PC include road closures and traffic management generally, SW flood risk management and Eastern boundary tree belt and hedge planting and how we make the meetings a regular arrangement, including:

It was resolved by the meeting that if Denbury's SW treatment plan was not in place or ineffective, then this would need to be referred to the Local Lead Flood Authority at SCC.

- 7. Street Farm – Update:** The planning application dates from September 2021. It was objected to by the PC and is still not determined by ESC. The PC has concerns which include a lack of proposed affordable housing, highways concerns and SW flood risk. ESC Councillor Dan Clery had agreed to meet online on 26th October with Mr Hindle and Dr Nicol. **Clerk to arrange Zoom and send out the link.**

- 8. Matters to be brought to the attention of the Planning Committee.**

Mr Collings raised concern over a safety mirror in The Street in regard to what the rules are on authorisation to fit these on land not owned by the person fitting the mirror. In this instance the mounting post was identified as a SCC Highways post, so any non-highways fittings should be authorised by SCC. Recent experience has found that if SCC are contacted regarding suspected "unauthorised fittings", they deem no action necessary.

Meeting closed at 8:38 p.m.

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