

**Wickhambrook Parish Council****Minutes**

Of an extra-ordinary meeting of the Parish Council held on **Thursday 15<sup>th</sup> December 2022**

**Present: Cllrs Lavelle, Merritt, Thwaite and Turner**

**Clerk: Hilary Workman & One Member of the Public**

EO.22.12.01 **Noted:** Apologies for absence:

- Cllr Couzens – Work Commitments - approved
- Cllrs Claydon<sup>1</sup> and Moy did not attend.

EO.22.12.02 **Noted:** That when invited, the following

- 2.1 Members' Declarations of Disclosable Pecuniary Interest and/or Other Registerable Interests in subsequent Agenda items:
  - M Lavelle Agenda item 22.12.08
- 2.2 No declarations of lobbying for planning matters on the agenda their nature, including gifts of hospitality exceeding £25
- 2.3 No requests for dispensations
- 2.4 No additions and/or deletions to the Council's Register of Interests.

EO.22.12.03 **Noted:** Public Forum – (**Open Session**)<sup>2</sup>. **19:01**

That when comments or questions on any Agenda item or matter of concern from those members of the public present were invited, the following

**Item EO.22.12.7.1 – DC/22/1845/FUL**

A member of the public raised their concerns with respect to the above planning application. Their comments are recorded at Minute EO.22.12.7.1. Public session closes **19:10**

In accordance with Standing Order 10(a)vi, item EO.22.12.7.1 on the Agenda was considered at this point and is Minuted at EO.22.12.7.1.

EO.22.12.04 **Noted:** the following correspondence to this meeting not dealt with as an Agenda item:

- 4.1 Local Resident – Spinney between Croft Close and Cemetery Road  
Anglian Water – Cllr Merritt reported that work had been completed
- 4.2 Suffolk & North East Essex ICS – Junior Health & Care Academy
- 4.3 West Suffolk Council – Winter Provision Fund
- 4.4 West Suffolk Council – Seasons Greetings from Leader of the Council

**EO.22.12.05 5.1** To authorise the payments to be made as listed below:

	<b>VOUCHER NO</b>	<b>SUMMARY OF PAYMENT TO BE AUTHORISED</b>	<b>AMOUNT</b>
<b>5.1.1</b>	456	Refund to Clerk – Stationery Supplies	£6.99
<b>5.1.2</b>	458	Wickhambrook Memorial Social Centre – Recycling Credits	£1210.50
<b>5.1.3</b>	463	JRB Enterprise Ltd – Dog Waste Bags #	£99.54

<sup>1</sup> Cllr Claydon had submitted apologies but these had not been received in time to present to the meeting.

<sup>2</sup> The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting.

**Signed:** *Mike Lavelle*

**Dated:** 12.01.2023

<b>5.1.4</b>	466	WAVE – Water @ Bowling Green #11260572	£51.77
<b>5.1.6</b>	469	Defib Shop CU Medical IPAD	£124.80

## 5.2 Resolved

**That the payments listed above at 5.1 be authorised.**

**EO.22.12.07** To consider and determine a response to the planning applications listed below as notified by West Suffolk Council for comment.

### 7.1 **DC/22/1845/FUL** – Reconsultation of Planning Application

- a. one dwelling
- b. detached garage
- c. vehicular access

#### **Land Adjacent To, Aldersfield Place Farm, Ashfield Green, Wickhambrook**

The parish council considered this application and having considered:

1. the application and additional supporting documents available on West Suffolk's planning portal (including objections and additional comments from over 15 neighbouring properties)
2. a briefing paper ([WPC.EO.22.12.01](#)) prepared by the clerk
3. comments raised by a member of the public at the meeting under item EO.22.12.03 (open session), summarised below:
  - Acknowledging that the revised plan showed a smaller garage, the size of it was still an issue.
  - The drawing of the street scene subsequently provided was inaccurate, the host property to left being obscured by trees and hedges.
  - That the re report provided by Place services (which was thought to be a desk top review) failed to take account current situation.
  - Additional neighbours had commented and objected, and objectors had submitted additional comments repeating their objections despite the changes.
  - The revised block plan, which showed separation from the host property, did not show the distance of the proposed development from opposite properties.
4. the following points identified by Cllrs at the meeting:
  - That in their view there was no material difference to the application arising from the revised garage and block plan and they therefore continued to object on the same basis as previous consideration.
  - That a Neighbourhood Plan was being prepared and the existing proposals of the application would be unlikely to fit with the Design Codes of the proposed Neighbourhood Plan if approved by referendum.
  - That as part of the preparation of the Neighbourhood Plan, the working group had identified non listed properties in the parish of historical interest and importance to the character of the parish and its greens, and Aldersfield Place Farm was one of these properties

The meeting determined to **object to the application** for the following reasons:

**Settlement Hierarchy and Identity:**

The proposed site is not within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries], but in designated countryside [CS4 – Settlement Hierarchy & Identity, DM5 – Development in the Countryside]. It is acknowledged that the proposal may be described as small scale residential development [DM5]

**Sustainable Development:**

- a. District Council policies seek to protect the countryside against unsustainable development. Further development of the green could adversely affect its built character and sense of place.
- b. The application does not appear to make provision for the installation of an electric charging points for the proposed dwelling. This could have a negative impact on air quality in the vicinity and is not consistent with the NPPF paragraphs 105 & 1101, Air Quality Planning Guidance, [CS2 – Conserving and where possible, Enhancing of Natural Resources including Air Quality], [DM14 – Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards], and Section 3.2 of Suffolk Parking Standards, which sets out requirements for electrical charging infrastructure.

**Noise and Disturbance:**

Site clearance, preparation and construction activities (including deliveries and removal of waste materials) would result in noise and disturbance to neighbouring properties, particularly at weekends and bank holidays, a material consideration.

**Minimising Pollution and Safeguarding from Hazards:**

Hazardous materials must be removed from site and not burnt, to ensure that there is no risk to contamination of ground or surface water and that the amenity of neighbouring areas is protected. Relevant policies are NPPF (paragraphs 170, 178, 179), (GP3), Policy CS2 (Sustainable Development) and Policy DM14.

**Infrastructure Capacity:**

that the provision of surface water disposal through a soakaway may increase the risk of surface water onto the highway within Ashfield Green, which already experiences regular flooding of the road (although this matter should have been adequately dealt with under application [CON\(A\)/18/1442](#) – Application to Discharge ...Condition 6 (surface water drainage).

**Risk of loss of amenity to neighbouring properties:**

arising from the proposed development (the rear garden of Minori, to the south east of the site, and opposite, the front of the properties Rowlands & Red Gables). The overlooking of a property and/or loss of privacy is a material consideration. NPPF paragraph 130(f) and policies [DM2- development principles and local distinctiveness] and [DM22- residential design] are relevant.

- 7.2 **DC/22/2017/HH** – Householder Planning Application  
 a. replacement roof to main dwelling  
 b. two storey front extension  
 c. detached store with first floor habitable rooms (removal of existing outbuilding)  
 d. solar panels on dwelling and outbuilding  
**Meadowbrook The Duddery Wickhambrook CB8 8UN | No comments**
- 7.3 **DC/22/2080/CLE** - Application for lawful development certificate for existing use or development - Use of first floor of existing garage outbuilding as separate dwelling  
**Crows Cottage Malting End Wickhambrook CB8 8QA**  
 Councillors considered this application and the previously circulated report **WPC.EO.22.12.02**. Noting that this application sought lawful development for an existing use, the parish council had **No Comments**
- 7.4 **DC/22/2098/HH** – Householder Planning Application  
 a. single storey side and rear extension  
 b. new vehicular access  
**The Old Manse Meeting Green Wickhambrook CB8 8UR**  
 Councillors noted the new vehicular access and that this would be likely to improve visibility for access and egress, the property being situated at the bottom of an inclined bend. **No Comments**
- 7.5 **Resolved**  
**That the Clerk make known the Council’s comments on planning applications above to the Corporate Manager, Growth & Sustainable Planning at West Suffolk Council.**

**EO.22.12.08 Noted:**

Councillor Lavelle advised that the WI had now agreed to cover the cost of room hire in respect of Warm Winter Wednesdays, and having declared an interest left the meeting room.

Councillors considered a request for financial support of proposed “Warm Winter Wednesdays” throughout the month of January (previously circulated as **WPC.EO.22.12.03**).

Taking into account that the WI had now agreed to the use of their hall free of charge for the month of January, and noting the impact of the cost of living crisis may be having on parish residents and its desire to support the initiative, Councillors agreed to support the cost of refreshments to the value of £96.00. Accordingly, the proposal that

**That the parish council authorise a payment to the Women’s Institute to cover the cost of hire of the WI hall on Wednesdays throughout January at not more than £96.00.**

Was withdrawn, and a substitute proposal (below) made by Cllr Turner:

**Resolved**

**That the parish council authorise payment on receipts to cover the cost of refreshments for Warm Winter Wednesdays throughout January at not more than £96.00.**

Cllr Lavelle re-joined the meeting.

EO.22.12.09 **Noted:**

That when any other matters for information, to be noted or for inclusion on a future agenda were invited, the following

- Coronation of Charles III as King on Saturday 6<sup>th</sup> May 2023
- Warm winter Wednesdays

EO.22.12.10 To confirm that the scheduled date for the next meeting is Thursday 12<sup>th</sup> January beginning at 7:00pm in the Pavilion of the Wickhambrook Memorial Social Centre.

EO.22.12.11 Close of meeting. 19:20pm

**Signed:** *Mike Lavelle*

**Dated:** 12.01.2023