

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

Of an extra-ordinary meeting of the Parish Council held on **Thursday 8<sup>th</sup> June 2023**

**Present: Cllrs Couzens, Lavelle and Turner**  
**WS Cllr Sarah Pugh**  
**Clerk: Hilary Workman & Six Members of the Public**

- EO.23.06.01 **Noted:**  
 The following apologies were approved:
- Cllr Thwaite – Holiday
- EO.23.06.02 **Noted:** That, when invited, there were
- 2.1 No Members' Declarations of Local Non-Pecuniary Interests Disclosable Pecuniary Interest and/or Other Registerable Interests in subsequent Agenda items
  - 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.23.06.03 **Noted** - Public Forum – (**Open Session**)<sup>1</sup>. 19:01

That when comments or questions were invited on any Agenda item or matter of concern from those members of the public present, the following: Members of the public raised their concerns with respect to Agenda item EO.23.06.06, Planning application **DC/22/1845/FUL**

**The chair of the meeting directed that the public participation session be extended beyond 15 minutes to allow all members of the public an opportunity to express their views.**

**3 further members of the public joined the meeting at 19:25**

Public session closed **19:48**

In accordance with Standing Order 10(a)vi, item EO.23.06.06 on the Agenda was considered at this point and is Minuted at EO.23.06.06.

- EO.23.06.04 **Noted:** The following correspondence to this meeting not dealt with as an Agenda item or in the Clerk's report:
- 4.1 Passenger Interest Group – minutes
  - 4.2 Local Resident – Parking on verge at Nunnery Green – the meeting noted that this was Havebury Housing land and that the clerk had signposted to this effect. The extent of the drive had extended over the years through useage.
  - 4.3 Local Resident – Dogs not under control on Recreation Ground/Six Acres - The meeting noted that the clerk was preparing an item for the website and social media asking owners to keep their dogs under control.
  - 4.3 SALC – weekly news e-bulletin(s)
  - 4.4 Anglian Water – water pipeline update – The meeting asked the clerk to report to Anglian water that their land adjacent to Croft Close was overgrown again.
  - 4.5 Suffolk CC Highways – Cemetery Road – The meeting asked the clerk to escalate its request for a sign for the bus stop which had been installed in April 2022.

<sup>1</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:** 27/07/23

**EO.23.06.05 Noted:**

5.1 The payments to be made as listed below:

	<b>VOUCHER NO</b>	<b>SUMMARY OF PAYMENT TO BE AUTHORISED</b>	<b>AMOUNT</b>
5.1.1	456	Refund to Clerk – Suffolk Archives imaging	£5.00

5.2 **Resolved**

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

5.3 The following payments made under the clerk's delegated authority:

Date	Meeting	Agenda Item	Action Reported	Paid	Voucher
30/05/2023	Parish Council	23.06.5.3	West Suffolk Council (Waste Collection): Wave: If a payment is necessary to avoid a charge to interest under the Late Payment of Commercial Debts (Interest) Act 1998, and the due date for payment is before the next scheduled Meeting of council, where the Clerk and RFO certify that there is no dispute or other reason to delay payment, provided that a list of such payments shall be submitted to the next appropriate meeting of council. An expenditure item authorised under 5.6 below (continuing contracts and obligations) provided that a list of such payments shall be submitted to the next appropriate meeting of council	£549.12	610
30/05/2023	Parish Council	23.06.5.3	Wave: If a payment is necessary to avoid a charge to interest under the Late Payment of Commercial Debts (Interest) Act 1998, and the due date for payment is before the next scheduled Meeting of council, where the Clerk and RFO certify that there is no dispute or other reason to delay payment, provided that a list of such payments shall be submitted to the next appropriate meeting of council. An expenditure item authorised under 5.6 below (continuing contracts and obligations) provided that a list of such payments shall be submitted to the next appropriate meeting of council	£244.09	609

**EO.23.06.06** The meeting considered and determined a response to the planning applications listed below as notified by West Suffolk Council for comment.

6.1 [DC/23/0813/FUL](#) – Re consultation of Planning Application

- a. one dwelling
- b. 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
2. A briefing paper ([WPC.EO.23.06.01](#)) prepared by the clerk
3. The following correspondence:
  - A letter to residents of Ashfield Green in support of the application; and
  - A letter of objection from a resident of the parish
4. Confirmation that the application is for
  - (a) one dwelling ; and
  - (b) vehicular access
5. Comments raised by members of the public at the meeting under item EO.23.06.03 (open session), summarised below:
  - Although the adjacent property (Aldersfield Place Farm) is not designated as a listed building, it is considered by the Neighbourhood Plan working group to be a heritage asset for the parish. For this reason, the original building (and its curtilage) should be protected. There was concern that building on the garden of Aldersfield Pace Farm would be detrimental to it as a non-registered heritage asset.
  - The purpose of the proposed new building submitted by applicants' was to enable them to downsize and continue to live in Ashfield Green on a single level in future (the applicants had not been able to find a design to make the existing property at Aldersfield Place Farm more accessible) – it was noted that motivation for a residential development was not a material consideration

**Signed:** Mike Lavelle

**Dated:** 27/07/23

- That drainage in Ashfield Green had improved over time with drainage works from new build properties, and improved drainage into ponds to the rear of Aldersfield Place Farm and for this reason, flooding may be less of an issue in the future.
  - That the revision to the plans:
    - a. Increased the gap between the proposed property and Aldersfield Place Farm
    - b. Reduced the height of the roof line
    - c. Removed the proposal for a garage (making provision for parking spaces) and
    - d. Set the proposed development back by a further metre
  - That the street scene as presented in application was the best that could be hoped for
  - Acknowledging that this was not a material consideration, that many improvements had been made in Ashfield Green over recent years, some of which had been by applicants.
  - Proximity to the neighbouring property (Minori) had not changed
  - When all the properties are in line, infil development is less imposing on neighbouring properties
  - That the proposal was a new application, with all consultees re-advised. The main change had been to try to satisfy the heritage requirements identified by the planning authority, and that the applicants were not arguing that the neighbouring property (Aldersfield Place Farm) was not a non-heritage asset.
  - That in any village there would be infil development, but that the issue was what was appropriate for the locality.
6. the following points identified by Cllrs at the meeting:
- That the proposed development was not within the Settlement Boundary.
  - That in their view there was little material difference to the application arising from the revisions to spacing, height of roof line and block plan and they therefore continued to object on the same basis as previous consideration.
  - Cllr Lavelle - 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
  - Cllr Couzens – that he did not object to infil development, which was often the only way a village would grow, but that development should be for smaller more affordable properties.
  - Cllr Turner – [that Suffolk County Council Highways](#) had responded to the application identifying a number of conditions which would need to be met (including with respect to access)

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.

**6.2 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.23.06.07 Noted:**

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

- Road into Wickhambrook from Ousden and Hargrave had no Wickhambrook village signs
- Recruitment and co-option of councillors
- Land between Moor Green Close and Nunnery Green – the meeting noted the advice of the clerk that the land appeared to belong to Havebury Housing.

**EO.23.06.8 Noted:**

That the scheduled date for the next meeting is Thursday 27<sup>th</sup> July beginning at 7:00pm at Wickhambrook Primary Academy, Shop Hill, Wickhambrook.

**EO.23.06.09 Noted:** Close of meeting. 8:10pm