

## Wickhambrook Parish Council

### Minutes

Of an extra-ordinary meeting of the Parish Council held on **Thursday 6<sup>th</sup> July 2023**

**Present:** Cllrs Couzens, Lavelle, Thwaite and Turner  
**Clerk:** Hilary Workman & 3 residents of the parish

EO.23.07.01 **Noted:** Apologies for absence:  
 WS Cllr Sarah Pugh – noted

EO.23.07.02 **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.23.07.03 **Public Forum – (Open Session)<sup>1</sup>**. 18:03

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

Members of the public raised their concerns with respect to Agenda item

**EO.23.07.05.4**, Planning application **DC/23/0914/FUL** – Planning Application

In accordance with Standing Order 10(a)vi, item EO.23.07.06.4 on the Agenda was considered at this point and is Minuted at EO.23.07.06.4.

Additional comments raised by residents are summarised below:

- Parking of vehicles on the grass opposite Bunters Gait (Havebury Land) continued to be an issue for other residents, who suggested that wooden bollards at this point might protect the verge and reduce parking. The clerk confirmed that she had raised this issue with Havebury MyArea [MyArea@HAVEBURY.COM](mailto:MyArea@HAVEBURY.COM) which local residents may use to report issues.
- Parking by the Doctors Surgery is very congested with visitors parking on footpaths and footways.
- A local resident had reported that it appeared vehicle improvements were being undertaken on Havebury Housing land at Nunnery Green. The clerk had reported through Havebury My Area.
- Residents asked whether Wickhambrook might introduce Community Speed Enforcement. This is a volunteer led activity which the parish council had tried in the past, but had not been sustainable due to a lack of volunteers. The meeting asked the clerk to invite a Community Speed Watch team to present at a future meeting of the parish council and asked the clerk to prepare a poster for the community engagement event at the Fete on Saturday 8<sup>th</sup> July.

Public session closed **18:18**

EO.23.07.04 **Noted:** The following correspondence to this meeting not dealt with as an Agenda item or in the Clerk's report:

- 4.1 Anglian Water – Archeological digs on route of new pipe-line – the clerk reported that she had approached them to ask how they might contribute to leaving a social/green legacy for the parish.

---

<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

- 4.2 SALC – weekly news e-bulletin(s)
  - Suffolk Community Awards
  - Transport East – Rural Mobility – call for evidence
  - Council Energy Scheme
  - D-Day 80 – the meeting asked the clerk to report back on this to the next meeting.
  - AGM – 18<sup>th</sup> July 2023 @7pm
  - Planning – NALC call for evidence (planning case study document)
- 4.3 GKology Ltd – Prospective – Traffic Management Training
- 4.4 Suffolk County Council – Community Emergency Plan update
- 4.5 West Suffolk Council:
  - Clean Air Day
  - Civic Service – Sunday 16<sup>th</sup> July
- 4.6 Local Resident – Upkeep of land at Cemetery Road owned by Anglian Water. The Clerk reported that work had been scheduled and she had asked again whether Anglian Water would consider a transfer of this land to the parish council.
- 4.7 Wickhambrook Farmers Market
- 4.8 WI – loan of warning cone(s) or barrier
- 4.9 Local Resident – Quiet Lanes

**EO.23.07.05 Noted:**

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

- 5.1 [DC/23/0901/HH](#) – Householder Planning Application  
Three bay cart lodge and office/amenity space at first floor level  
**Black Horse Farmhouse Ashfield Green Wickhambrook CB8 8UZ**  
See report [WPC.EO.23.07.01](#)  
**No Objections**
- 5.2 [DC/23/0933/ELEC](#) – Application under The Overhead Lines (Exemption) (England and Wales) Regulations 2009  
- upgrade overhead lines from 2 to 3 wire to reinforce capacity and better network security  
**Boyden End, Wickhambrook**  
See report [WPC.EO.23.07.02](#)  
**No objections**
- 5.3 [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 (**Report [WPC.EO.23.07.03](#)**) prepared by the clerk
  3. Confirmation that the application is for
    - (a) *one dwelling ; and*
    - (b) *vehicular access*
  4. the following points identified by Cllrs at the meeting:
    - That the proposal was a re-circulation of a new application, with all consultees re-advised. The main changes identified were:
      - a. An amended block plan – the depth of the proposed building on the original block plan was shorter than the depth of the building shown on the elevations; and
      - b. A revised tree plan as the original plan was not measured to scale. Existing hedges had also been added to the amended plan.
    - 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.

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.

- 5.4 [DC/23/0194/FUL](#) – Planning Application  
One dwelling

**Land Adjacent to Bunters Gait, Nunnery 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 existing and revised site plans)
- 2) A briefing paper ([WPC.EO.23.07.04](#)) prepared by the clerk

- 3) comments raised by members of the public at the meeting under item 23.07.03 (open session), summarised below:
  - a) that the comments applied before were still valid despite amendments.
  - b) The access issue remained (does not reach anywhere)
  - c) That to be consistent with the street scene, the property should be turned to be turned such that it would be front facing and moved into the centre of the plot.
  - d) That the front hedge bounding the road had already been removed hedge and the submitted amended plans would require the hedge to be re-planted.
  - e) Comments submitted by SCC Highways had been noted.
- 4) That the previous (approved) application DC/19/0961/FUL was for a site between Bunters Gait and St Crispin, with the property sited facing onto the road (consistent with the existing street scene) and the rear boundary of the proposed development in line with that of St Crispin's to its rear.
- 5) See DC/19/0961/FUL below:



- That the existing site plan submitted under DC/23/0194/FUL (see below) is different from that submitted at DC/19/0961/FUL. The proposal under DC/23/0194/FUL radically changes the boundary of the proposed property to extend behind Bunters Gate and incorporate a new barn (consent granted under application DC/14/2455/FUL).

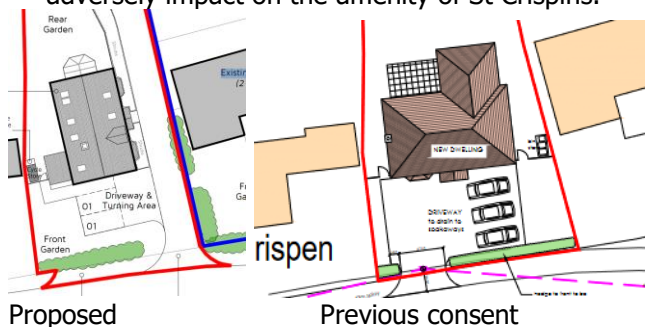


- That the access to the barn, clearly established to the rear of Bunters Gait currently (as shown in the image below), is still proposed to be moved, accessing past the proposed new development:



- That the proposed new development, although reduced in height to 1 and 1/2 storey, has been turned through 90 degrees and sited closer to the boundary shared with St Crispins. Additionally, the refuse bins, cycle store and vehicle

parking spaces are still on the boundary with St Crispins (in the case of the cycle store and refuse bins, right against the boundary). This is likely to adversely impact on the amenity of St Crispins.



- 6) The following points identified by Cllrs at the meeting:
- the proposed development is within the settlement boundary.
  - the proposed development is not in keeping with the existing street scape (building not face on to road)
  - that there would be likely to be an adverse impact on the environment and sustainability arising from the increased hard surfacing proposed resulting from an extended access to the rear of Bunters Gait, and that this would also be likely to have an adverse impact on surface run off into existing constrained drainage on the access road (Nunnery Green to Meeting Green).
  - Concern over safety when vehicles egressing from the proposed driveway.
  - Damage to hedges and wildlife arising from removal of existing hedge

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

**Sustainable Development:**

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 proposed hard surfacing (extended driveway) may increase the risk of surface water onto the highway within Nunnery Green, which already experiences regular flooding of the road.

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

arising from the proposed development (the front access and rear garden of St Crispins). 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.

**5.5 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.23.07.06 **Noted:**

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

- Recruitment and co-option of councillors
- Request to MSC to use Recreation Ground for Hot Air Balloon Flights. The clerk reported that the Parish insurers had advised that they had no issue provided that the parish council had risk assessed the land and was satisfied that risks were controlled. The meeting noted that events would be constrained by weather conditions and had no objections provided that the parish council was notified in advance of any planned events.
- DDay80
- Ask for results of speed surveys – why has Anglian water got a 30 limit – raise with Bobby Bennett

EO.23.07.07 **Noted:**

Confirmation that the scheduled date for the next meeting is Thursday 27<sup>th</sup> July beginning at 7:00pm at Pavilion, Wickhambrook Memorial Social Centre.

EO.23.07.08 **Noted:** Close of meeting. 18:32

**Signed:** *Mike Lavelle*

**Dated:** *27/07/23*