**CHEDBURGH PARISH COUNCIL**

**MINUTES FOR PARISH COUNCIL (Planning) MEETING Tuesday 3rd January 2023**

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| **Clerk: Frances Betts** | **Old Apple Farm** |
|  | **The Green** |
| **Tel: 01284 810508** | **Barrow** |
|  | **Suffolk** |
| **Email:Chedburgh-pc@outlook.com** | **IP29 5DT** |

Attendees: Cllr Rickard, Cllr Hill, Cllr Smith, W S D Cllr Chester and Mrs F Betts, Clerk/RFO

Apologies: Cllr Roberts, Cllr Cardy (pecuniary interest)

1. Welcome by Vice Chair and apologies for absence.
2. To receive declarations of interest by Councillors – Cllr Cardy is the applicant so has a pecuniary interest.
3. Public Participation. 60 plus parishioners attended the meeting
4. Planning Applications.
5. DC/22/2034/FUL - Porters Farm Queens Lane Chedburgh Suffolk IP29 4UT. Planning application - change of use of land to well-being centre comprising of a. central hub, b. therapy building, c. pets as therapy building, d. replacement storage building and animal enclosure e. installation of four camping domes f. remodelled access, parking and associated works g. replacement garage
6. DC/22/2035/LB – Porters Farm, Queen’s Lane, Chedburgh. Suffolk. IP29 4UT - Application for listed building consent - removal of the World War II Laing Hut

Discussion was chaired by the Clerk and the applicants gave a short presentation. Followed by a polite Q&A session.

Decision made: Chedburgh Parish Council has no objections to these two planning applications but wish the following comments to be considered by WSC Planning Committee as they make their decision.

1. The Parish Council has some concern over the excessive strain that will be added to the already inadequate sewage system that runs under Queen’s Lane and collects most of the village’s sewage and has historically flooded when the water table is full due to heavy rain. According to the Flood Risk Assessment report 3:12 build over agreement with Anglian Water at the time of building needs to be addressed with sewers being 3m below the road surface. The Parish Council ask that this is given due consideration during the build phase of this project.
2. The parking should have a total of 15% given to electric parking spaces and not the 12.5% mentioned in the plan.
3. There is some concern from parishioners of Chedburgh that wildlife will be affected during the build period. Could there be some sort of practical management approach placed into the scheme to help the wildlife during the build process?
4. There was some concern over light levels from the pods once the site is built and up and running. Could there be reassurance that these pods do not shine brightly at night disturbing wildlife and local neighbours?
5. Could there be re-instatement of the boundary fence between the gardens of Chestnut Crescent and where the animal huts/shelters are to be sited. Also, could the animal shelters have their rear walls (with no windows) placed along this boundary fence with the animals’ open areas placed on the other side of the buildings, or for these buildings to be sited at the opposite side of the plot away from this boundary?
6. Chedburgh Parish Council would also like to see the business licence contain the information that all travel to and from the site should be from the south of Chedburgh off the A143 junction and NOT from the north side of the village via Chevington junction with the A143.
7. When considering the business licence could West Suffolk Council add conditions regarding the ongoing growth to the business and limit the number accommodation pods that can be added and also a condition that it is to remain a Wellness and Health Hub and not be sold on as a tourist business in the future.
8. Finally, with regard to the demolition of the WWII Laing hut, the Parish Council will not contest its demolition and all agreed that the systems to be used to mitigate the sound of the gravel drive and the system to install low level lighting throughout the site and the traffic restrictions prompting the use of golf buggies or wheelbarrows is seen as a positive solution to these problems.

Meeting ended at 21.20 hours.