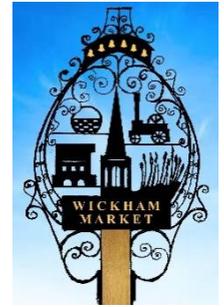


WICKHAM MARKET PARISH COUNCIL

CHAIR: GEMMA DEMPSEY-GRAY

PLANNING COMMITTEE

Chair: Cllr Dick Jenkinson



MINUTES of the meeting of Wickham Market Parish Council Planning Committee held on Thursday 4th January 2024 at 18:00

PL23: 41 **Present from the Council:** Cllr Jenkinson (Chair) Cllr Day
Cllr Gray A Besly (Clerk)
Cllr French (from 6.35pm) A Renshaw (Deputy Clerk)

PL23: 42 **Present from the Public:** None

PL23: 43 **Open Public Forum session** None

PL23: 44 **Apologies for Absence:** None

PL23: 45 **Declarations of Interest:** None

PL23: 46 **Proposal to approve the draft minutes** of the Wickham Market Parish Council Planning Committee of 23 November 2023 **All Agreed** The need to report to ESC building control regarding the note on PL23: 37, 23rd November 2023

PL23: 47 Review and agree comments for DC/23/4770/FUL

Proposal: To construct a single storey conservatory to rear elevation

Site address: 234 High Street, Wickham Market, Woodbridge, Suffolk, IP13 0RF

Link: <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5LMFKQXH4100>

It was noted that the property, though within the Conservation Area, is not a house of historic interest itself. As the proposed extension appears to extend more than 3 meters it is subject to planning permission. It was noted that there were no comments from neighbours. **No Objections. All Agreed.**

PL23: 48 Report and update from Cllr Jenkinson on DC/21/5550/FUL | Erection of a solar photovoltaic (PV) array, with a total export capacity of up to 21 MW. Each of the solar panels will be mounted on a fixed panel system. The panels are covered by high transparency solar glass with an anti-reflective coating which minimises glare and glint, while aiding in the maximum absorption of the available sunlight. The panels are dark grey/blue in colour and are mounted on a frame of anodized aluminium alloy and galvanized steel. | Land At Park Farm Loudham Hall Road Loudham Woodbridge Suffolk IP13 0NW

1. Cllr Jenkinson prepared a draft note for the meeting outlining his concerns with additional information reporting on changes to the application since original discussion February 2022
2. It was recognised that the proposed site for the array is not in Wickham Market Parish, but it is adjacent. This means that the Wickham Market Neighbourhood Plan does not apply
3. Cllr Jenkinson proposed that the planning committee discuss the changes to the site plan and the other following points of note:
 - 3.1. An amendment to the height of the panels in the light of recent flooding
 - 3.2. In response to concerns about run-off there has been a report suggesting this should not be an issue
 - 3.3. The need for tracks and access in the light of neighbour's objection and refusal to grant access across their land
 - 3.4. The importance of the site for wetland wildlife and concerns about impact on the habitat
 - 3.5. The new Local Plan no longer allows for Special Landscape status but there is a Landscape Appraisal mechanism that might need considering
4. A discussion took place regarding the proximity of the site to WMParish
5. Attention was drawn to the site's need for fencing – and though there was likely no impact on the permissive path there is the issue of badger routes to consider
6. It was noted that there had been 2 objections from Campsea Ashe PC, 2 from Ufford PC and that Pettistree PC were in the process of reviewing their response from 2022
7. Concern was expressed about the proximity of the site to the historic Ashe Abbey site/lands.
8. Concern was expressed about the scale of the proposed array area, especially 'Field 7'
9. It was noted that a decision by ESC Planning was still pending, dependent on one last piece of information; enquiries about this to feature in action points below
10. When the chair asked whether the committee members had changed their positions/views on the proposed array site the following responses were recorded:
 - 10.1. Cllr Gray **Objection** as before

- 10.2. Cllr Day **Minded to issue No Objection** in the name of progress but expressed concern over the scale of the array
- 10.3. Cllr French likely to respond **No Objection** as before unless responses regarding the height of the array panels and the new information awaited by ESC mean a reconsideration
- 10.4. Cllr Jenkinson **Objection** as before
11. Action points arising:
 - 11.1. Cllr Jenkinson to try to ascertain the new height for the array in the flooded field and the information that ESC Planning are waiting for before reaching their decision
 - 11.2. Cllr Jenkinson to draft a new letter of response outlining the discussion points raised here, areas of concern, observations about proper process and changes that have arisen since the project was last put before the Planning Committee
 - 11.3. The letter to be placed on the agenda for the Full Council meeting of WMPC for discussion/agreement before submitting to the Planning Portal
 - 11.4. It was noted that the meeting of the Full Council will need to work through and agree each objection before a document can be submitted as representative of the council's response
 - 11.5. It was noted that terminology must be accurately used to ensure that WMPC can assess each point fully and objectively

PL23: 49 **Date of next meeting:** To be arranged as required

Meeting closed at 7.15pm