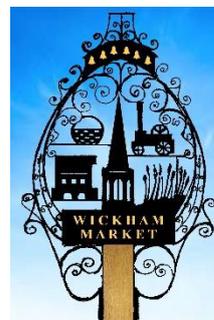


WICKHAM MARKET PARISH COUNCIL

CHAIR: IVOR FRENCH

PLANNING COMMITTEE

CHAIR: CLLR DICK JENKINSON



MINUTES of the meeting of Wickham Market Parish Council Planning Committee held on Monday 19 December 2022 at 19:00

- 1 **Present from the Council:**
 - Cllr Jenkinson (Chair)
 - Cllr French
 - Cllr Westover
 - Cllr Gray
 - A. Besly (Clerk)
- 2 **Present from the Public:** None
- 3 **Open Public Forum session** (3 minutes per person): None
- 4 **Apologies for Absence:** None
- 5 **Declarations of Interest:** None
- 6 **Approve the draft minutes.** It was proposed that the minutes of the Wickham Market Parish Council Planning Committee of 12 October 2022 and 21 November be approved and signed. **Agreed** It was noted that item 1 should not refer to Cllr French chairing the meeting. This will be deleted
- 7 **Review planning application** DC/22/4654/TCA Proposal: 1no. Indian bean tree (T1 on plan) - Crown reduction by up to 2 metres 1no. Walnut (T2 on plan) - Crown reduction by up to 2 metres and crown raise to 2 metres above ground Site address: Wyndham House , High Street, Wickham Market, Woodbridge, Suffolk, IP13 0QU
It was proposed that the following consultee response be made to ESC:
Wickham Market Parish Council has no objection. **All Agreed**
- 8 **Review planning application** DC/22/4546/LBC Proposal: Listed Building Consent - Change of use from class E (commercial business and service) to C3(a) residential accommodation. Site address: 77B High Street, Wickham Market, Woodbridge, Suffolk, IP13 0RA
It was noted that:
 - Wickham Market is a District Centre in the East Suffolk Council [ESC] local plan and that this property is in the District Centre and also in the Conservation Area.
 - Relevant policies from Suffolk Coastal (now ESC) Local Plan include:
SCLP4.12 – District and Local Centre and SCLP4.4 – Protection of Employment Premises
 - The Design and access statement provides a report from an estate agent giving details of marketing but no details of proposed rent to be charged. There was evidence that the marketing had not been done effectively.
 - It was also noted that other properties in the area had converted upper floors to residential use.**It was proposed** that Wickham Market Parish Council object to this application. **All agreed**
It was proposed that the following comments be added. **All Agreed**
 1. This application contravenes policies:
 - SCLP4.12 – District and local centre,
 - SCLP4.4 – Protection of employment premises
 - Paragraph 4.69 supporting text is clear that Wickham Market has a district local centre
 2. This proposal could set a further precedent for development of ground floor premises to residential use
 3. There is no clear evidence to show that aspects of Appendix E have been met
 4. Local evidence suggests that the marketing was overpriced, therefore not asking a competitive rent. There was also a reluctance to allow people to view the premises
- 9 **Review planning application** DC/22/4785/TCA Proposal: 3no. Silver birch (1, 2 and 3 on plan) - Pollard to previous pruning points Site address: Church House, Crown Lane, Wickham Market, Woodbridge, IP13 0SA
It was proposed that the following consultee response be made to ESC:
Wickham Market Parish Council has no objection. **All Agreed**
- 10 **Date of Next Meeting:** As required

Signed.

Cllr Dick Jenkinson, Chair.

Date.