

**SYLEHAM PARISH COUNCIL
EXTRAORDINARY MEETING – OCTOBER 28th, 2020**

Convened to review Planning Application DC/20/02567 (Walnut Tree Farm)

This meeting was held under Corvid-19 lockdown protocols

Present: Mr M Flounders, Mrs G Elsdon (Vice Chair), Mr. G. Lewis, Mr R Pitch, Mr S Scott & Mr D Goodwin

Apologies: Mr S. Phillips

County & District Council: Ms Lavinia Haddingham (MSDC)

Attending: Mr D Young (Clerk),

Residents: 0

Declaration of personal interest – none

Minutes – the minutes for this meeting and the one on July 15th will be signed at the next PC meeting.

County & District Councillor Reports – Ms Haddingham gave an update on Covid -19 infections in Mid Suffolk and although low vs the national picture are climbing and residents must remain vigilant and continue following precautions.

This report to be posted on the noticeboard and website.

AGENDA ITEMS

163. Planning Approval: Walnut Tree Farm (DC/20/02567)

- Ms Haddingham had spoken to Planning, but not the case officer, about the PC's concerns about the approval to this development. It appears to have been passed on a loophole in the H9 planning guidelines on conversion of agricultural buildings. This appears to have been negotiated by changes to the application that the PC did not receive.
- The Clerk gave an analysis of this interpretation and how guidelines had been interpreted in two very similar recent applications that had been turned down.

164. Next Steps

- The successful Walnut Tree application now requires the applicant to submit new permission for a boundary fence around the property and any additional buildings such as a garage. Without these it would be unlikely the property could be sold.
- The original plans illustrated that the boundary fence crossed Footpath 15, denying access to the village.
- In consequence the PC agreed to:
 1. remain vigilant about any further planning applications
 2. remind Planning about their duty to inform the PC and neighbouring residents about any such applications or amendments,
 3. request SCC footpath authorities to install new footpath signage for route 15., and
 4. encourage all residents to use the footpath and remind Walnut Tree Farm of the right of way.
- Finally, it was agreed that the PC would demand a referral to the Planning Committee if any future contentious applications were approved.

165. Syleham House Planning Application (DC/20/04522)

- Syleham House is a listed building subject to strict planning rules
- The proposed refurbishment of the property complied with those rules

- The PC recommended approval of this application and would notify the authorities of this decision.

166. Finance:

1. **Bank balance:** At March 4th the Community A/c stood at £2,357.07 and Business Savings A/c £973.12
2. **Payments:** Clerk fees & expenses Q2 (#468 - £195.00); HMRC Q2 (#469 - £49.25)

The meeting closed at 7.55 PM

The next meeting of the Parish Council subject to Covid 19 restrictions

Chairman Date