

Grundisburgh & Culpho Parish Council
Minutes of an Extraordinary Meeting of the Council held on the 19th February, 2024
in Grundisburgh Playing Field Pavilion

NOTICES had been posted according with regulations.

Present: - Messrs. A.Dunnett, J.Dunnett, M.Rankin, .I.Rawson, Mrs.J.Bignell, Mrs.A.Willetts (in the chair), and 2 members of the public

1. Apologies for absence Mr.G.Caryer

2. To receive member's declarations of interest No interests were declared.

3. Public Open Forum relating to Item 4 The Chairman invited members of the public to address the meeting. Both members of the public who attended supported the application provided access to the site was improved and that passing places are provided on the access lanes. Provision should be made to ensure that this application is not a "wedge" for further development on this site.

4 To discuss the following Planning Application
DC/24/0031/FUL Elm Tree Farm, Wood Farm Road, Grundisburgh,
Conversion of existing redundant agricultural buildings to provide four residential dwellings including the demolition of the large general-purpose barns, a silo and an additional covered storage building present on the site plus access and landscaping with associated private amenity space, parking and replacement cartlodes at the site

A lengthy discussion took place in which a majority of councillors proposed that the Parish Council should not oppose this application as they considered it a modest and reasonable development making good use of redundant farm buildings. They recommended that as part of the conditions of approval, passing places should be provided on the very narrow access roads.

Mrs. Willetts did not agree and considered that the Parish Council should oppose this application as the site was outside the village boundary and that there is no demonstrable need for more residential development of this type in Grundisburgh since approval was given for 70 houses on Chapel Field.

Elm Tree Farm is approximately 1 mile from the village centre and can only be accessed along narrow single-track lanes with no passing places and are designated Quiet Lanes to encourage dog walkers, riders and cyclists. They have no footways. This was given as a reason for the refusal of a planning application in 2003 for a change of use of these buildings to warehouse class B8 use

The buildings can't be designated as Non-Designated Heritage Assets as laid out in the 2020 Local Plan as they are of no Archaeological, Architectural, Artistic or Historic Interest. These are redundant obsolete farm buildings that have been allowed to fall into severe disrepair for over more than 35years

The site is known locally to have been a nesting area for Barn Owls and many other forms of wildlife. It would be a better use of the site to allow nature to continue its rewilding rather than try to create residential properties for which there is no local need.

5. To formulate the Parish Council's response to East Suffolk Council

After further discussion the following response was approved.

Grundisburgh and Culpho Parish Council have concerns about the access roads to the site which are narrow, single-track lanes with no passing places. The grass verges have as a consequence been damaged. They have been designated and signed Quiet Lanes to encourage dog walkers, riders and cyclists. There are no footways. If the local authority have a mind to approve this application the Parish Council would request a condition that at least 2 passing places should be created to allow existing and future expected traffic to pass each other more freely. The land to the south of Wood Farm Road is in the same ownership as the application site.

The Parish Council would further suggest the removal of all permitted development rights to ensure that future owners respect the previous farming use of these buildings.