

TERRINGTON ST JOHN PARISH COUNCIL

Serving the villages of Terrington St John and St John's Fen End

Minutes of the meeting held 16th March 2022

at 7pm in the Ely Row Methodist Church

1. Present

K Knight – Chair, C Gibbs, M Dale and A Bishop
Four members of the public.

2. To consider accepting apologies for absence

It was **resolved** to accept apologies from B Dye, A Hoey and J MacCallum

3. To record declarations of personal and/or prejudicial interest from members in any item to be discussed and consider any requests for dispensations

A Bishop declared an interest on planning application 22/00153/F as she lives opposite the property.

4. To consider planning matters

a) Applications

Any applications that appear on the Borough Council planning portal up to the date of the meeting that require the consultation of the Parish Council will be considered by the Councillors at their scheduled meeting, even if they are not listed below.

- 22/00153/F – Construction of 2 number self-build dwellings, land south of School Road, TSJ. <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=R6NCJYIVMKN00&activeTab=summary>
The members considered application 22/00153/F and **resolved** to support the application as they feel it is in keeping with the surrounding properties.
- 22/00346/F – Construction of timber stables for non-commercial purposes, land E and NE of The Stet, School Road, SJFE. <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=R82M9KIV09K00&activeTab=summary>
The members considered application 22/00346/F and **resolved** to strongly object to the application for the following reasons:
 1. This is agricultural land and should not be used for the proposed purpose
 2. Change of use has already been refused and therefore the stable block cannot be considered.
 3. Does not conform to the Neighbourhood plan
 4. There is a clear indication for future developments at the site and this is outside the village envelope.
- 22/00301/O – Outline application all matters reserved: Proposed self-build development and offsite speed reduction works, land opposite 162 and N of 1 & 2 Gambles Terrace, School Road, TSJ. <https://online.west-norfolk.gov.uk/online->

The members of **resolved** to object to planning application 22/00301/O for the following reasons:

1. The development is outside the Neighbourhood Plan boundary building area.
2. The applicants are not local and contrary to their statement there is no need for additional self-build houses in TSJ - there are however 2 currently being applied for that are within the NP boundaries. Therefore, they have no personal need to live in the village.
3. Is it for 3 or 5 self-build plots - both numbers are used in the application. and why does it say with paddocks.
4. Not able to agree with the statement that TSJ can support more development because of 'all the shops it has'
5. The plan states that this is allowing continued equestrian use on the land, but the land does not have equestrian use permission as it is still agricultural land so DM2 is irrelevant.
6. Neighbourhood plan - section 3.6 states that in the emerging local plan there is no requirement for additional dwellings in TSJ, therefore it is not necessary to consider anything outside the neighbourhood plan boundary.
7. 4.3 the speed control is a matter for the highways authority and not planning. However, the Neighbourhood plan boundaries already influence control of this through development locations and form.
8. LP26 is for allowing small developments adjacent to existing settlements but is not intended to apply to villages with Neighbourhood Plans unless specifically stated in the plan. It is not stated in TSJ NP.
9. 5.1 and 5.11 and policy 2 size of housing showed support for 1,2 and 3 bed homes only.
10. The so-called paddocks are not fully accessible, and the case reference to Braintree district council is irrelevant, as the policy DM2 is absolutely relevant.

- b) Decisions
- c) Address notification
- d) Correspondence

5. Date and time of next meeting – Will be held on Wednesday 6th April 2022