

TERRINGTON ST JOHN PARISH COUNCIL

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

Minutes of the Extraordinary Parish Council meeting held On Wednesday 26th March 2025 at 7pm in St John's Church

1. To record the names of those present

Cllr A Bishop – Chair, Cllr J MacCallum and Cllr M Knights.

2. To consider accepting apologies for absence

It was resolved to accept apologies from Cllr Ware, Cllr Dye and Cllr Hoey.

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

Cllr MacCallum declared an interest.

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 on the agenda.

- 25/00400/O - Outline Application: Proposed Self-Build Plots at Land Opposite 162 And N of 1 & 2 Gambles Terrace School Road Terrington St John Norfolk

It was resolved to object to the application with the following comments:

The following reasons that were given as an objection to application 22/00301/O are still relevant:

1. The development is outside the Neighbourhood Plan boundary building area.
2. 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.
3. 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.
4. 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.
5. 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.
6. 5.1 and 5.11 and policy 2 size of housing showed support for 1,2 and 3 bed homes only.

7. The so-called paddock is not fully accessible, and the case reference to Braintree district council is irrelevant, as the policy DM2 is absolutely relevant.

In addition to those comments the Parish Council would like to add:

1. The land drops away from the highway, therefore water will drain onto the properties. The ditch is already flooded.
2. The plan does not state who owns the ditch. Who will be responsible for the up keep of the ditch?
3. The exception test failed last time and as the land is still in flood zone 3, this failure will still stand.
4. The Parish Council has just recently approved 15 homes that are in the Neighbourhood Plan area, so there is no need to approve more homes that are outside the NP area.
5. The village needs more smaller affordable homes or social houses, not larger detached houses.