

Notes of a site meeting held on **Tuesday, 24 January 2023** commencing at 11.00am
at Part Land Opposite Ashe Green Farm, Ivy Lodge Road, Campsea Ashe

Planning Committee South Members present:

Cllrs Stuart Bird (Vice-Chairman), David Beavan (substitute), Chris Blundell, Tom Daly, and Colin Hedgley.

Officers present:

Matt Makin (Democratic Services Officer) and Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Tony Cooper, Debbie McCallum, Mark Newton and Kay Yule. Councillors David Beavan and Peter Byatt attended the site visit as they were substituting for Councillors Yule and Deacon at the meeting of the Committee later that day; Councillors Peter Byatt and Linda Coulam, who were substituting for Councillors Deacon and McCallum at the Committee's meeting, gave their apologies for the site meeting.

Councillor Bird chaired the site meeting in Councillor McCallum's absence.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met at the site and assembled on the hardstanding at its centre; the Planning Manager highlighted the boundary of the site and its relationship with Ivy Lodge Road, noting the vehicle access created which led to the hardstanding. The Planning Manager outlined the application and pointed out the poles on the site marking out the proposed footpath of the main building. The Planning Manager displayed the proposed elevations submitted with the planning application and confirmed that the field was known locally as Ashe Green but did not have common land status.

The Committee proceeded on foot to the vehicle access point. The Planning Manager explained that the access had been created when drainage works had taken place on the field and would be widened and surfaced as part of the development. The Committee's attention was drawn to the site's relationship with the listed Ashe Green Farm, on the opposite side of Ivy Lodge Road and the listed Parkland.

The Committee proceeded to walk the boundary of the site, using the public right of way (PRoW) or bridleways surrounding the area. During the walk the Committee stopped at several vantage points on the boundary, noting the installation of field drainage and the dredging of the drainage ditch on the western boundary, views into the site compared against images from the submitted landscape assessment, the site's relationship with former gatehouses to the nearby Rendlesham parkland (converted to residential dwellings), and the site's relationship with the wider PRoW and bridleway network.

During the walk of the site boundary, the Planning Manager confirmed that security lighting on the site would be a low-light system and controlled via condition, that the telegraph poles on the eastern boundary of the site (at the junction of Ivy Lodge Road and the private track leading to the former gatehouse dwellings), and that a wooden post and bar fence would encircle the entirety of the site boundary with internal fences used for the paddocks.

The Committee returned to the access point from Ivy Lodge Road; there were no further questions to the Planning Manager.

The site visit concluded at 11.45am.