

Notes of a Site Visit held on **Tuesday, 3 May 2022** commencing at 1.00pm
at Land North of The Street, Kettleburgh

Planning Committee South Members present:

Councillors Debbie McCallum (Chairman), Stuart Bird (Vice-Chairman), Chris Blundell, Tom Daly, Colin Hedgley, Kay Yule

Officers present:

Joe Blackmore (Principal Planner), Sarah Carter (Democratic Services Officer), Rebekah Chishaya (Trainee Planner), Marianna Hall (Principal Planner), Natalie Webb (Senior Planner)

Apologies received:

Councillors Tony Cooper, Mike Deacon and Mark Newton

In attendance:

Ed Jardine, Kettleburgh Parish Council
Peter Wells, Agent

Councillor McCallum advised that, as she had not been present at the PCS meeting when the site visit had been proposed, she had asked her Vice-Chairman, Councillor Bird, to chair the site visit.

The Vice-Chairman reminded those present that there should be no questions on site. The site visit was not part of the consideration of the merits of the application and therefore public rights to attend did not apply. 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 Vice-Chairman requested that Members remain in one group so as not have separate conversations, nor engage in conversations with anyone in attendance or who may be in the vicinity.

Members were provided with a site location plan and proposed block plan which gave full details of the proposed development.

Members walked a route from the meeting point inside the current access, along the eastern boundary, the northern hedged boundary, along the south side adjacent to the ditch, and along the boundary fronting The Street. Members also viewed across the site from the road and from the footpath adjacent to the site on the west boundary and across the existing ditch.

The Senior Planner specifically pointed out:

- the existing access which would be closed,
- the new access in the northwest corner which would provide access to the adjacent field at the rear of the site,
- the location of the ditch and attenuation basin,
- the proposed new access onto the site, confirming the village sign would be moved further east,
- the proximity of the nearest existing dwelling which was on the western boundary, and
- the exact location of the boundary of the proposed dwelling on plot 10.

Comments made and clarification sought during the site visit covered the following:

- The telegraph poles would be removed.
- The diversity on the site having been a meadow for some considerable period of time.
- The small boxes on the proposed block plan were an indication of garden sheds.
- Wheely bins would be within the curtilage of each dwelling and need to be presented on bin collection day to appropriate presentation point(s).
- The access road would provide access to the field at the rear of the site.
- There was to be a buffer zone around the ditch and attenuation basin the red area marked on the plan with access for maintenance.
- Water would be discharged via a pipe from the attenuation basin into a tank under the highway and slowly discharged on the other side of The Street.
- The road through the site would provide access the field at the rear.
- The neighbouring property on the western boundary has stables/horses; any associated smells would be known to potential buyers.
- Plots 3, 4, and 5 nearest to the road being affordable dwellings.
- The majority of the hawthorn hedge fronting the road would be removed to allow adequate visibility splay.
- The existing access would be blocked off, providing a footpath only.
- The trees located between the existing public right of way and the site would be retained.

The Senior Planner confirmed that the site had been allocated in the latest Local Plan. She explained that the ownership of, and responsibility for, the ditch had been disputed during the application. It was anticipated that the application would be referred back to the next Committee meeting to be held on 24 May 2022.

Members requested the following to be clarified before or at Committee:

- The gradient of the land.
- The ridge height for plots 10 and 11.
- The distance between plots 10 and 11 and the nearest property.
- The distance building to building of the plots (3-5) adjacent to No. 3 The Street.
- If the Committee was minded to grant approval, an appropriate condition to ensure the ditch was cleaned out and properly maintained.

There being no further comments, the Vice-Chairman thanked everyone for attending what was considered to be a useful site visit.

The site visit concluded at 1.30pm.