

**HAWSTEAD PARISH COUNCIL MEETING
AT THE VILLAGE HALL
on THURSDAY 8th MAY 2025 at 7.30pm.**

Present: P Cllrs R Alexander (Chair), J Lomas-Farley, H Brewis & A Brewis. C Hibbert (Clerk).

Apologies: J Bulbrook, C Carr & J West.

The meeting started at 7.30pm.

1. TO RECEIVE APOLOGIES AND CONSIDER ANY APPLICATIONS FOR APPROVAL OF ABSENCE: Apologies noted.

2. PUBLIC FORUM

2.1 Public participation. N/A.

3. DECLARATION OF INTERESTS

3.1 To receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting. RA declared an interest in item 5.1 as next door neighbour.

3.2 To consider any applications for dispensations in relation to declared pecuniary interests: no dispensation applications were received.

4. MINUTES FROM THE PARISH COUNCIL MEETING DATED 13th MARCH 2025.

The minutes from the Parish Council meeting dated 13th March 2025 were **APPROVED** and signed as a true and accurate record of this meeting.

5. PLANNING APPLICATIONS, APPEALS AND NOTIFICATIONS

5.1 DC/25/0439/OUT outline planning application (Means of access to be considered) one self-build dwelling Pipers Hall Whepstead Road, Hawstead: there was concern about the description of the application site given in the application documents; the application site is not associated with Pipers Hall and is owned by the owners of Little Mead; it is misleading to describe this site as Land adjoining Pipers Hall Farm and the proposed description of the land should be corrected. Following discussion it was unanimously **AGREED to OBJECT** on the basis that; (i) the application site is not an infill plot nor is there a cluster of ten houses (there are four properties in this location) and therefore the proposal does not meet the test in policy DM27 of the Joint Management Development Plan - housing in the countryside; the proposed development is not in accordance with the Development Plan; (ii) insufficient information has been provided with the application to demonstrate what the proposed development would look like, its scale, its siting, access arrangements etc and no justification/ exceptional reasons have been provided as to why a new house is required in this location As such there is no information provided to justify an exception to the Development Plan policy in this case; (iii) there are concerns about impacts on neighbouring property during construction, access onto the narrow lane, scale/height of the new building (no information provided) and impacts on known bat/great crested newt colonies in this location; and (iv) the fact this is a self-build proposal does not justify a departure from the Development Plan policies which indicate that this is not an appropriate location for new housing in open countryside.

6. DATE OF NEXT MEETING Thursday 15th May 2025 all at 7.30pm to follow APM at 7pm.

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The meeting closed at 8.15pm.

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