



Laxfield Parish Council Planning Committee Meeting



29 July 2025 at 5:30 pm in the Guildhall Parish Room

MINUTES

Attendees: R. Sutton (Chair), D Martindale, S Ellis, C. Baldry, D Alchin, P Lowe (clerk)

1. Apologies and approval of absences

None

2. Declarations of interest

None

3. Planning

a. The following applications as requested by MSDC, were discussed:

APPLICATION FOR PLANNING PERMISSION - DC/25/03287

Proposal: Application to determine if Prior Approval is required for a Proposed: Erection, Extension or Alteration of a building for Agricultural or Forestry Use. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 6, Class A - Erection of Livestock Building.

Location: Manor Farm Badingham Road Laxfield Woodbridge Suffolk IP13 8JA.

Application received: 24 July 2025, Laxfield PC deadline: 31 July 2025

Comments: There is some concern that the development will generate a lot of HGV traffic from such a narrow road - as the movement of animals will require large vehicles on a regular basis. The Parish Council would like to this application to go through full planning consideration and we would appreciate Highways input on the potential traffic and access issue

Proposed R. Sutton Seconded D. Martindale

APPLICATION FOR PLANNING PERMISSION - DC/25/03142 (Stage 2 of DC/25/00072)

Proposal: Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6 - Erection of 1no detached agricultural store for machinery and plant storage. Existing private drive to site utilised from Bickers Hill Road to Hill Farm.

Location: Hill Farm Laxfield IP13 8HA.

Application received: 16 July 2025, Laxfield PC deadline: 6 August 2025

Comments: The Parish Council reverts back to the comments provided on previous planning application. The main concerns are in relation to access and size of the road (*i.e. this is very narrow driveway for this type of traffic and there will be poor visibility at the T junction on an already narrow and steep lane like Bickers Hill*). It is also unclear whether the machinery and vehicles will moved on high frequency basis, which would increase the risk further.

Proposed S. Ellis, seconded R. Sutton

APPLICATION FOR PLANNING PERMISSION - DC/25/03297

Proposal: Application under S73 of The Town and Country Planning Act 1990 - Variation of Condition 2 (Approved Plans and Documents), Condition 10 (Parking and Manoeuvring), Condition 11 (Cycle Storage) and Condition 12 (Provision of Refuse/Recycling Bins) of planning permission DC/22/04908 dated: 03/02/2023 - Erection of 3no. self contained holiday lodges.

Location: Land South West Of Station Road Laxfield Suffolk.

Application received: 24 July 2025, Laxfield PC deadline: 14 August 2025

Comments: The Parish Council supports this development. We are keen to ensure that the arborist work on the site is completed, as per the original 2022 *Preliminary Arboricultural Method Statement and Tree Protection Plan*. There may also be an issue with access to the development, with it being so close to the start of the 30mph limit zone, and this may need to be extended.

Proposed R. Sutton Seconded C. Baldry

APPLICATION FOR PLANNING PERMISSION - DC/25/03264

Proposal: Application for Listed Building Consent - Insertion of replacement windows (Retrospective).

Location: Laxfield Baptist Chapel High Street Laxfield Woodbridge Suffolk IP13 8DZ.

Application received: 21 July 2025, Laxfield PC deadline: 13 August 2025

Comments: The Parish Council supports the option for the windows to be retrospectively approved.

Proposed C. Baldry, seconded D. Martindale

4. The following point was discussed without any need for approval:

- **Hyde Development (Gorams Mill Lane):** A meeting is taking place on Wednesday 30 July, with the owner of the development and a number of neighbouring residents. The issue with early starts and vehicle noise before 8am seems to have been addressed. Main concerns to discuss with developer are:
 - Damage to the verges on Gorams Mill Lane, as a result of not using the appropriate commercial vehicles to match the size of the lane.
 - Unloading outside the Low House.
 - Drone footage showing private land and gardens without permission.

Meeting closed at 6:25 pm.

Peter Lowe (Parish Clerk), 21 Talbot Road, Laxfield, Woodbridge, Suffolk, IP13 8FP
Tel: 07711 822503 Email: parishclerk@laxfield-pc.gov.uk Visit our website: www.laxfield-pc.gov.uk