



Laxfield Parish Council Planning Committee Meeting



Monday 27 July 2026 at 6:00 pm in the Guildhall Parish Room

www.laxfield-pc.gov.uk

Peter Lowe, Parish Clerk

MINUTES - Draft

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

1. Open forum

Two members of the public attended the meeting to discuss the DC/26/02700 application for the erection of a workshop at the Hyde on Gorams Mill Lane. The committee also received a letter about the development from 2 Laxfield residents. The following concerns were expressed:

- Potential construction disruption when the large workshop is built, following previous experience from when the main house was built, including the significant noise and early starts outside the agreed regulation work times. Residents would like assurance that this will not happen again and that they would need to adhere to the regulations agreed if this application was approved.
- Gorams Mill Lane is a single-track access road with two very tight 90-degree bends. During the construction of The Hyde, this lane was badly affected. This included high levels of damage to the bank on the second bend, as this lane does not have capacity for construction vehicle traffic.
- The construction of the existing building on the site may already be increasing future flood risk to this area, as all rain water from it drains directly into a pond which has an overflow pipe feeding into the small water course running down the side of the lane that leads down to the river outside the Kings Head. Rain water from the proposed 40m² workshop may increase this risk further.
- Can a covenant be included as part of any planning approval, to ensure the workshop can never be used for commercial purposes? Gorams Mill Lane is an access road for residents and should not be used for commercial traffic.

Meeting started at 18:06

2. Apologies and approval of absences

None.

3. Declarations of interest

Colin Baldry in that he is a neighbour to the development.

4. Minutes of last committee meeting

The minutes of the planning committee meeting held on 30 June 2026 were approved.

Proposed S. Ellis, Seconded C. Baldry.

5. Planning - the following applications were discussed, as requested by MSDC:

APPLICATION FOR PLANNING PERMISSION - DC/26/02996

Proposal: Householder Application -for a timber framed, single storey, detached cartlodge for use as secure parking, digger store, logstore, and workshop.

Location: Martins Badingham Road Laxfield Woodbridge Suffolk IP13 8HT.

Parish Council comments: No objections

Cllr Baldry left the meeting at 6:11pm

APPLICATION FOR PLANNING PERMISSION - DC/26/02700

Proposal: Householder Application for erection of a single storey, flat roofed detached workshop.

Location: The Hyde Gorams Mill Lane Laxfield Woodbridge Suffolk IP13 8DN.

Comments: Laxfield Parish Council has some major concerns with this application, which they would like to be noted:

- *That the workshop should not to be used for commercial purposes. Gorams Mill Lane is an access lane for residents.*
- *The new workshop adds another 40m2 of roof space to the site, and given that the attenuation pond may not support water run-off effectively, the drainage will overflow into a watercourse. For this residential site, this would be the ditch that runs along Gorams Mill Lane, which currently feeds into a high-risk flood area of the village.*

Meeting closed at 6:25pm.

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