

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
3 JUNE 2025, 7.30PM AT THE VILLAGE HALL

Present: Martin Nielsen (MN) - Chairman
Sean Fry (SF) – Vice-Chairman
Adam Sedgwick (AS)
Vivienne Klimowicz (VK)
Fred Grosch (FG)

Apologies: Stevie Bezencenet (SB), Steve Green (SG)

In attendance: James Dark – Clerk (JD), Babergh District Cllr Isabelle Reece (IR)

1 APOLOGIES FOR ABSENCE

See above – apologies were accepted from SG and SB.

2 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None

3 PUBLIC FORUM

No members of the public were present.

4 MINUTES

4.1 Minutes of the previous meeting

The minutes of the meeting held on 6 May 2025 were agreed and signed.

4.2 Actions from the previous meeting not covered elsewhere on the agenda

None outstanding.

5 PLANNING APPLICATIONS

5.1 Application DC/25/022409/50 - Tinkers

No comments to be submitted in response to the application.

6 PLANNING DECISIONS

6.1 Application DC/25/01312 – 1 and 2 Downs Cottages

Approval of the application was noted.

7 PLANNING CONTROL

It was noted that:

- Babergh District Council’s enforcement team had not yet responded to correspondence, or a follow-up, on a number of reports of potential non-compliant development
- The enforcement team had not taken action against a number of non-compliant developments on the basis that it considers the breaches relatively minor
- The lack of action is in line with a documented BDC policy not to pursue these breaches
- It is questionable whether BDC’s approach to enforcement action is compliant with its duties

The committee considered that this approach increased the likelihood of detrimental non-compliant developments and property owners gaming the system.

Action: MN and SG to draft a letter to BDC making these points and circulate for comment prior to submission by the clerk

8 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

8.1 Submission to District Council on boundary for the village envelope

It was noted that BDC had indicated that it is open to parishes submitting views on settlement envelopes to inform the Joint Local Plan. This would enable the JLP to take account of local views of spaces that could be excluded from development. It was agreed that the parish council's submission should be based on the boundaries of existing built up areas.

Action: AS to circulate a proposal for comment, prior to submission by the clerk.

8.2 BDC Local Listed Building Consent Order consultation

The intent to relax restrictions on certain works related to windows was noted however it was agreed that it was not clear how the proposals differ from existing policy.

Action: IR agreed to clarify with officers what is being proposed in the consultation, for discussion at the July meeting.

8.3 Boxted Bridge

It was noted that Essex County Council's contract for dynamic testing of the bridge's structure had been cancelled, and it was unclear whether the plans had been changed or an alternative testing house was being commissioned to complete the tests on the planned dates.

9 NATURAL ENVIRONMENT

9.1 Maintenance of footpaths

A written report circulated before the meeting was noted. SG reported that SCC would need to complete footpath cuts and clearances shortly to keep to schedule.

The Stoke by Nayland Club's plans for footpath changes were noted, including the club's request for parish council support. Changes included shutting an existing path and providing a permissive path which would create a new walking route to the club. It was agreed that before offering support the committee should explore the potential for the club to designate the permissive path as a permanent public right of way.

Action: SG to approach the club's manager to discuss the matter further.

10 FUTURE AGENDA ITEMS

- BDC Local Listed Building Consent Order consultation
- BDC licensing consultation

11 DATE AND TIMING OF NEXT MEETING

Tuesday 1 July 2025 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 8.30pm.