

Hacheston Parish Council

Minutes of an Extraordinary Meeting of Hacheston Parish Council held on Wednesday 25th June 2025 at 7pm

1. Apologies for absence

These were received & accepted from Cllr. Judd (family commitment) and Cllr. Montgomery (work).

Present:

Councillors: Cllr. James Hardy (Chair) Cllr. Chris Hurlock
Cllr. Lucy Lavender Cllr. Terry Mee Absent: Councillor Graeme Hall

Lydia Kindred (Clerk) and a representative regarding item the Blomvyle planning application, who stayed until item 3.1.

2. Minutes

The minutes of the Annual Meeting of the Council held on 21st May 2025 were approved as a true record of the meeting.

PUBLIC FORUM

A representative for the Blomvyle Hall development provided Councillors with an update on revisions to the planning application, made mainly in response to feedback from the nearest neighbours to the site. Key changes include the addition of a secondary access lane, increased privacy measures between the existing residential properties and proposed office building, enhanced vegetative screening, additional measures across some of the Biodiversity Net Gain categories (namely scrubland and woodland) and the relocation of a window to address overlooking concerns.

The representative also confirmed that a Drainage Plan, Transport Assessment, and Construction Management Plan have now been prepared. Although these documents are typically submitted when permission has been granted, they have been produced at this earlier stage to help address concerns raised at the previous meeting.

Councillors discussed ongoing concerns regarding Easton Lane, particularly that it is too narrow to allow two vehicles to pass safely and that the existing informal lay-bys would be inadequate for increased traffic. The agent agreed to take these comments back to the project team and assess the feasibility of improving the current passing points.

The updated plans aim to reduce surface water run-off and improve on-site water retention to help mitigate flood risk to the lower areas of the village. The proposed development would reduce the total impermeable surface area (including floors and roofs) from 7,110m² to 4,304m², largely by replacing existing concrete flooring with permeable shingle. The concrete floor area would be reduced from 4,915m² to 2,220m².

Councillors welcomed the modification of land surrounding an existing pit to allow surface water to drain more effectively. However, concerns remain that current overflow from the site continues to be directed toward the village and that little consideration seems to have been made for water entering from outside the site during heavy periods of rainfall. The representative agreed to relay these concerns to the hydraulic engineer who produced the Flood Risk Assessment, along with Councillors' suggestions to further increase on-site water retention.

Councillors also expressed a preference that Pond 3 is only used as a last resort for overflow water, as it is the smallest and its failure could negatively impact the lower areas of the village along The Street, as happened in Storm Babet. Councillors would prefer water to be directed first toward Pond 4 and the reconnected pit.

The representative confirmed that the Flood Authority will assess whether the proposed drainage strategy is sufficient or whether additional engineering measures will be required.

3. The following planning applications were considered:

**3.1) Land At Blomvyle Hall Easton Lane Hacheston
DC/24/4527/FUL Reconsultation**

A phased full planning application for (1) the development of a 0.3 hectare solar farm with an equipment kiosk, (2) the conversion of two traditional agricultural barns into two dwellings including the rebuilding of a collapsed range, (3) the demolition of an employment building and an agricultural building, (4) the development of a new office building, (5) the conversion of traditional agricultural brick buildings to two dwellings, (6) the conversion of two traditional agricultural buildings to office use and ancillary office storage use, (7) the development of a building for use as a cycle shelter, (8) the conversion and extension of an existing agricultural silo to a dwelling, (9) creation of a vehicular route to connect with an existing vehicular access and (10) alterations to the existing vehicular access; creation of vehicle parking, associated infrastructure and landscaping

Councillors were pleased to note that the applicant's agent has actively engaged with both local residents and the Parish Council, and that meaningful improvements have been made to the application. They raised no objections to the proposed building designs and were supportive of the site being cleared and brought back into use.

However, despite the proposed flood mitigation measures, Councillors remained concerned that insufficient attention has been given to surface water runoff towards the village centre which suffered significant flooding during Storm Babet. They hope that their recommendations to improve on-site water retention will be adopted by the applicant. In addition, they noted that the current flood plan does not address the risk of floodwater entering the site from outside its boundaries, which they felt was an oversight.

Traffic and access were also raised as key concerns. Easton Lane currently lacks sufficient passing places, which would be problematic given the expected increase in traffic from the development. Additionally, vehicles would exit onto The Street from Easton Lane at a point where visibility to the right is severely restricted, which poses a potential hazard on an already busy road.

In light of these issues, Councillors agreed to object to the application in its current form.

3.2) Bridge Farm Ashe Road Lower Hacheston IP13 0AA DC/25/2387/LBC

Listed Building Consent - Conversion of existing agricultural outbuilding to bungalow with associated covered area for ancillary use of Bridge Farm

Councillors had no objections to this application.

4. Councillors' reports

None

5. Matters to be raised at the next meeting

None

6. Next meeting

The next meeting was confirmed as being 7pm on 16th July 2025.

The Chair thanked everyone for attending and closed the meeting at 8.40pm.

Signed:

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Chair

Date