



Badwell Ash Parish Council Extraordinary Meeting Village Hall Badwell Ash – 28th July 2025 - 7.00 pm

AGENDA

Welcome to visitors. (Members of the public may address the meeting but are limited to speaking for no longer than three minutes. They may ask questions during the course of the meeting at the discretion of the Chair)

1 **Apologies**

2 **Declarations of interest**

3 **Planning Applications**

Cllr Tomkins

3.1 Report by Badwell Ash Planning Application Assessment Group

3.2 **DC/25/02899**

Land West Of, The Street, Badwell Ash, Suffolk. APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/25/02899. Variation of Condition 2 (Approved plans and documents) providing a new layout for 8no market dwellings.	Summary: This application is principally to slightly alter the design of some dwellings and marginally change the orientation of 2 other dwellings and in this respect there is little to comment on in terms of materials, etc as the main Planning Application has already been approved subject to usual conditions. The slight change of orientation of 2 of the properties potentially improves the aesthetic layout of the development. However, there are some significant issues, firstly relating to the change of 2 of the properties from 'Affordable' to 'Market' properties. Badwell Ash Parish Council has already opposed this proposal in their response to DC/25/02925 - 106D. [TO BE CONFIRMED]. Other issues relate to: (i) ensuring that a pedestrian walkway to connect to the village as originally proposed is in fact built and surfaced before the developer leaves the site; (ii) ensuring there is a plan to deal with the ongoing sewerage issues in this part of Badwell Ash and that this is implemented before the developer leaves the site. Recommendation: Badwell Ash Parish Council oppose the change to no affordable properties in this development and additionally wish items (i) and (ii) above to be agreed/resolved before the completion of this development. It does seem that this has been a missed opportunity to achieve housing suitable for the Parish in terms of affordability, material choices, eco credentials, pedestrian/cycle linkage to Badwell village centre, and traffic concerns.
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3.3 DC/25/02925

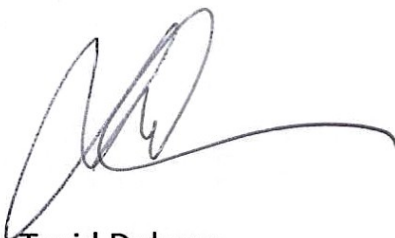
Land West Of, The Street, Badwell Ash, Suffolk. APPLICATION FOR MODIFICATION OR DISCHARGE S106. Proposal to remove provision of the 2no Affordable Housing units to be replaced by commuted sum.	Summary: In the forthcoming Badwell Ash and Long Thurlow Neighbourhood Plan, the Parish Council have been absolutely plain in Policy BALT 3 - Housing Mix: that smaller, starter/affordable homes are our need. The current proposal goes against the Size and Tenure segments of BALT 3. In addition, at a stroke, 25% of the dwellings in the development will have been switched to market-type properties; and finally this change has been made a mere 3 months after the final permission was granted. Recommendation: Badwell Ash Parish Council object to this modification to remove the provision of 2 affordable homes in this development
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4.0 Finance

Cllr Taylor

4.1 Financial Update

End Parish Council Meeting



Tavid Dobson

Clerk to the Parish Council, Badwell Ash