HINTLESHAM & CHATTISHAM PARISH COUNCIL

MINUTES of the Parish Council Meeting held in the Meeting Room of the Community Hall
On Thursday 10th September
2026 at 7.30pm

PRESENT:

Les Cole	Ben Cox	Choose an item.
Ian Bryce	Jim Hammond	Choose an item.
John Whyman	Debbie Archer	Choose an item.
Diane Chase	Choose an item.	Marc Rowland

APOLOGIES:	**IN ATTENDANCE:**
Cllr Bates, Cllr Coupland, Cllr Martin and Cllr Eaton	Liga Sendall (Parish Clerk) 5 members of the public present

The Chairman welcomed everyone to the meeting. Cllr Whyman kindly agreed to submit the report for the Village Link this month.

CHPC1106/26– APOLOGIES FOR ABSENCE
Apologies were received from Cllr Bates and Cllr Coupland before the meeting.

CHPC1107/26 – TO APPROVE THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 9 JULY 2026 AND THE PLANNING MEETING HELD ON 6 AUGUST 2026
The minutes of the Parish Council meeting held on 9 July 2026 and the Planning Meeting held on 6 August 2026 had been circulated to all Parish Councillors by email. The minutes of 9 July 2026 were proposed for approval by Cllr Chase and seconded by Cllr Hammond.
The Planning Meeting minutes of 6 August 2026 were considered separately.
Cllr Hammond proposed approval and Cllr Cox seconded the proposal. The minutes were approved.

CHPC1108/26 – DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA
The Chair asked if there were any declarations of interest for any items on the agenda.
Cllr Bryce declared an interest in relation to the pylons item and signed the declaration of interest form.

CHPC1109/26 – MATTERS ARISING FROM THE MINUTES OF 9 JULY 2026 AND 6 AUGUST 2026
No matters raised.

CHPC1110/26 – ADJOURNMENT FOR REPORTS FROM COUNTY AND DISTRICT COUNCILLORS AND COMMENTS FROM MEMBERS OF THE PUBLIC
No County Councillor present.

Cllr Rowland reported that there had been limited council activity during the summer recess.
The Boiler Upgrade Scheme was discussed. Eligible households may apply for government support towards installing a heat pump, subject to completing the eligibility process. Properties currently heated by gas, oil or LPG may be eligible.

Councillors noted that participation in the scheme was a matter of personal choice.
Cllr Rowland reported that the proposed local government reorganisation involving Essex, Suffolk, Norfolk and Cambridgeshire would not proceed and that the existing councils would remain for the foreseeable future.
District Council elections were expected in May. Cllr Rowland confirmed that he intended to stand again.
The proposed 2026 National Planning Policy Framework was discussed. Cllr Rowland advised that significant changes were expected, including a move away from defined settlement boundaries towards a broader settlement-based approach, which could enable growth beyond existing boundaries.
It was noted that the changes were being driven by central government housing requirements and that local planning officers and councillors had not been involved in setting them.
The proposals had been published in August 2026 and were described as complex, with the government seeking to support delivery of 1.5 million new homes.
The Chair raised concerns about blue bins that had been collected but not returned. Cllr Whyman confirmed that he had already raised the matter.
The Chair asked about recently created vacancies created from the unified concil. Cllr Rowland advised that no new vacancies had been created and that associated costs were being reimbursed by central government.

<u>Members of public</u>.
The Chair opened the public session.

Cllr Whyman left the room at this point.

Angelina Barnes asked whether there was an update on the proposed large development. Babergh District Council had confirmed that a pre-application submission had been made, but no further information was available.
Cllr Rowland explained that a pre-application submission did not constitute approval; it was an early-stage request for advice and information.
A member of the public asked whether the proposed number of homes had changed. Cllr Rowland advised that there had been no change to the proposal at that time.
The need for local infrastructure and amenities to support a development of this scale was discussed. Cllr Rowland said he had suggested that local amenities should be provided before housing construction, although this approach might not be viewed favourably by the developer.
A member of the public said that she had heard the proposal might involve approximately 60 homes.
A member of the public asked for an update on Birch Farm. The Chair advised that the matter had been deferred until the following month.
In response to a question about the national planning policy update, Cllr Rowland said that central government changes were intended to make development easier.

Adrian Waller asked whether Section 106 arrangements could restrict a development of this scale. The Chair explained that such obligations could be considered during the planning process.

Peter Beale praised Suffolk County Council for the new footbridge. He also queried the cost of emptying litter bins and asked why they were collected separately from general waste.
Cllr Whyman and Cllr Cole agreed to investigate why the bins were collected separately.

The Chair closed the public session.

CHPC1111/26 – PLANNING

The Chair opened the planning section of the meeting.

DC/26/03781
Householder Application - Erection of a greenhouse in the garden
Chapel Cottage Duke Street Hintlesham Ipswich Suffolk IP8 3PW

The Chair explained the location and layout of the rear gardens. Babergh District Council had removed permitted development rights in this area, so the greenhouse required a planning application.
Councillors unanimously agreed that the Parish Council had no objection to the application.

GRANTED
DC/25/03860
Community Centre, Timperleys, Hintlesham, Ipswich Suffolk IP8 3PS
The Council thanked Cllr Rowland for his work in helping to secure planning permission.
The project would proceed once sufficient funds had been secured.

DC/26/02943
The Lodge, Located To The East Of The Paddocks, Silver Hill, Hintlesham Ipswich Suffolk

CHPC1112/26 – NEIGHBOURHOOD PLAN UPDATE

The Chair read out a report from Cllr Bates.

''*Update to Parish Council Sept 2026 re Neighbourhood Plan Progress.*
Our Plan has been independently reviewed and recommended to proceed to Referendum.
The assessor's report notes that the Plan is well presented, that it contains policies that cover a variety of topics, and that it seeks to add a layer of local detail. It also explains that the Plan will provide a clear and practical framework for decision making. There are a few modifications of a minor nature to be made, seeking to add some clarity, including adjustments to be made to the settlement boundary for some properties along Duke Street, Hintlesham, where there is a clear and distinct physical boundary between their gardens/curtilages and the countryside beyond, and the removal of the Playing Field (including the Play Area) and the Allotments from the list of identified Community Facilities in Policy H&C13, noting also that these are identified in Policy H&C8 as Local Green Spaces, and that that designation is preferable in order to protect them from future development.
It is Babergh District Council's opinion that his Plan will be advanced to a local referendum. The amendments have been made and we await a date for the referendum.
Our next steps will be to review the Housing Chapter in order to designate approved housing development sites.
This will include community consultation on the full list of sites to be considered (The call for Sites 2025 and 2026) and a Housing Needs Survey-to be paid for.
I suggest that we plan for a weekend date in early November for an event at the Community Hall with maps and options to discuss, to be followed by a vote by all households on these options, so that we are able to rewrite the Chapter in January 2027.
We were rejected on our application for funding from Babergh, a decision which I have appealed. If we do not receive additional funds, we are expected to use CIL monies which could otherwise be spent supporting the planned Extension of the Community Hall.''

The Chair explained that central government funding for neighbourhood plans had changed and that some Community Infrastructure Levy funding might therefore need to be retained. The estimated additional cost was approximately £11,000.

Cllr Whyman said that the Council should remain mindful of proposed changes to the 2026 National Planning Policy Framework, particularly where a neighbourhood plan did not allocate housing sites. He expected the planning position to change considerably over the following 12 months.
Cllr Whyman explained that housing requirements had previously been calculated by reference to area and growth. He noted that the required buffer had increased from 5% to 20%, affecting the housing land supply position.
The policy emphasis was described as prioritising development on brownfield sites.
Cllr Chase asked how the countryside would be protected. Cllr Whyman referred to the proposed move from settlement boundaries to a settlement-based approach and expressed concern about the potential impact on the countryside.
The Chair said that it would be helpful to understand how many additional homes might be expected within the parish.
Cllr Whyman said that a Local Housing Needs Assessment would provide useful evidence and that Babergh District Council should also be able to provide relevant information.
Cllr Rowland said that applications already in progress would not count towards the future housing requirement.

CHPC1113/26 – FINANCE

The Chairman read out the items on the finance section of the agenda;

Dog & Litter bin emptying – Babergh 26/27	£648.00
Meeting room hire Feb-July 2026	£159.00
Elan City – radar speed sign £2,267.99 (payment to be held until delivery)	
Zurich insurance	£515.05
Clerks Salary & Expenses July & August	£423.28
Village Link payment	£802.00
Hall lunch payment	£150.00

The finance items were approved en bloc, with payment for the radar speed sign to be withheld until delivery. Cllr Archer proposed approval and Cllr Bryce seconded. The motion was agreed unanimously.

CHPC1114/26 – REPORTS FROM PARISH COUNCILLORS

Cllr Bryce welcomed the improvements to the road towards Hadleigh and the new white lining.

Cllr Chase reported that work on the telephone box had not yet been completed because the volunteer had experienced delays.
The Badger Footpath works had been completed.
Two volunteers did not wish to establish a formal Neighbourhood Watch scheme. Following discussion with the local police, Cllr Chase advised that a simpler arrangement was available through which police alerts could be shared locally.
A police forum would be held at 7.30 pm on 16 September in the Community Hall. The event would last approximately one hour and would be open to all residents.

Cllr Cox reported that updated bus timetables were available on the website and included a new school bus service.

The Chair was still awaiting a date for a meeting with Suffolk Highways. **CHPC1115/26 – CORRESPONDENCE RECEIVED** All correspondence received by the council had been circulated to members prior to this meeting. **CHPC1116/26 – ITEMS FOR THE NEXT AGENDA** Neighbourhood Watch. **CHPC1117/26 – DATE OF NEXT MEETING** **Date of next meeting – 8th October 2026** The Chairman closed the meeting at 8.21 pm.	