

# WISSETT PARISH COUNCIL

---

MINUTES OF THE WISSETT PARISH COUNCIL INTERIM PLANNING MEETING HELD ON WEDNESDAY 19<sup>th</sup> FEBRUARY 2026 AT 5.30PM IN WISSETT VILLAGE HALL

PRESENT: Cllr F. Burton (chairman), Cllr P. Parry, Cllr G. Kiddy, Cllr M. Wetmore, Cllr B. Matthews, Cllr E. Flaxman

APOLOGIES: Cllr C Prior

NOT PRESENT:

ALSO PRESENT: Carol Hume (Parish Clerk), 2 Members of the Public.

## DECLARATIONS OF INTEREST:

None

## REQUEST FOR DISPENSATIONS.

None received

## TO CONSIDER PLANNING APPLICATION DC/26/0301/P3Q

Prior notification – Conversion of an agricultural building to a residential dwelling, incorporating changes to windows, doors and addition of metal flue. The building is sited within an agricultural unit to the south of the Street and is surrounded by agricultural land. Valley Farm Vineyards, Rumburgh Road, Wissett, Suffolk IP19 0JJ.

The Chairman described the two previous applications at this property in 2022, DC/22/2112/FUL one for a café and storage building and the other for a barn conversion. Both of these had been refused by ESC on the grounds of potential flooding, limited access to the driveway and as being contrary to the local plan for rural residential development WLP7.155. This new application is under a different set of planning principles known as Classification Q concerning the development of rural buildings into residences. The regulations permit an existing agricultural building using the same footprint to become a residence in this case a single-storey one bedroom dwelling provided certain conditions are met. The owner of Valley Farm Vineyards was present at the meeting to answer any questions so initially the Chairman asked him where would machinery used at the vineyard be stored if not in the current agricultural building? He replied the tractor (the only machinery used) will be stored outside. A new secure shed will be put up to store chemicals, wine would be stored in the new residence. The resident also said he would put measures in to ensure there is a very little chance of the residence itself being flooded. The owner said he intends to live in the new dwelling and it would be desirable for him to live on site and be better placed to tend to the vineyard which he was committed to continuing. Councillors were then asked for comments. Cllr Wetmore reiterated the reasons for the 2022 application's refusal and said the objections raised at the time still stood. Cllr Parry agreed with this view. Cllr Flaxman said there should be no significant ancillary buildings on the site and the limits on the development under Classification Q meant the building would retain its rural look. The question of whether the building was or was not in Flood Zone area 1,2 or 3 had been addressed in the applicant's Flood Report and Planning Statement and was a matter of expertise to be determined by ESC planning department. It was agreed that the Councillors' concerns and reservations had been met by replies from the owner and accordingly there would be no objections to this application from Wissett Parish Council.

# WISSETT PARISH COUNCIL

---

DATE OF THE NEXT PARISH COUNCIL WILL BE THURSDAY 19<sup>th</sup> MARCH 2026

The meeting closed at 6.10 pm.

Carol Hume  
Parish Clerk/RFO

Minutes signed as correct:

Date:

DRAFT