Further to the September meeting, it was agreed that, given the timescales involved, the attached planning application would be decided by email vote and formally ratified at the October meeting to ensure transparency and maintain a clear record.

Cllr O'Connor, in her capacity as Planning Lead, prepared her recommendation (Appendix A, circulated separately). It was distributed to all parish councillors on 29th September, with responses requested by Friday 9th October at the latest. It was expected that Cllr Worthington would abstain for the reasons noted.

Based on the responses received, the recommendation was supported by six votes in favour, with none against and two abstentions. The following response was submitted to HDC:

The Parish Council has considered the planning application and, whilst raising no objection, wishes to highlight the following concern:

The Parish Council acknowledges that the application technically meets the minimum parking standards. However, it considers that the proposed level of parking provision is inadequate in the context of this particular site and its location at the centre of the village.

The proposed properties are located at a recognised traffic 'hot spot', in close proximity to the junction with Dippenhall Street and the village shop, where parking and vehicle movements already present concerns. The absence of any dedicated provision for visitor parking is particularly concerning, as it is highly likely that visitors to the two properties will rely on on-street parking in an area where available space is already limited.

The Parish Council therefore considers that the development has the potential to exacerbate existing parking pressures, obstruction and congestion in this sensitive location, with a consequent adverse impact on highway conditions and the safe and convenient movement of vehicles and pedestrians through the village.

The fact that the proposal meets the minimum parking requirement should not, in itself, be regarded as sufficient justification where the specific characteristics and constraints of the site indicate that additional parking demand is likely to arise. The Parish Council therefore has significant concerns regarding the adequacy of the proposed parking provision and the resulting impact on the surrounding highway network and whilst voting unanimously to approve the application, would ask that HDC consider these concerns with a view to adding conditions to overcome them.