

# Easton Parish Council

**EXTRA-ORDINARY MEETING**  
**Held on 26 AUGUST 2025 at 7pm**  
**at Easton & Letheringham Village Hall**

## **APPROVED MINUTES**

**62/25-26**

### **PRESENT & APOLOGIES**

**Present:** Cllrs Ladbrook (Chair), Balcombe, Bennett-King, Edwards and Gibbon.

**Apologies:** Apologies received from Cllrs Palfreyman and Siddall. Absences approved.

**In attendance:** District Councillor Langdon Morris and A Staples (Clerk).

**63/25-26**

### **COMMENTS FROM MEMBERS OF THE PUBLIC ON ITEMS ON THIS AGENDA AND FOR CONSIDERATION OF FUTURE AGENDA ITEMS**

41 members of the public attended for the public pre-meeting at 6pm. Members of the public spoke in relation to agenda item 5.1. All views expressed were in opposition to planning application DC/25/2997/FUL. In summary, the following concerns were expressed about:

- the height of the solar panels (3 metres), the visual impact and inadequacy of screening measures proposed to mitigate;
- glint and glare from the solar panels impacting neighbouring residents and members of the public using the adjacent footpaths and quiet lane;
- the significant time any vegetation planted to obscure views of the panels will take to grow (15 years), and the visual impact in the meantime;
- the loss of high-quality agricultural land from food production, whilst there are better alternative options for the siting of solar panels;
- the level of engagement by the developer with residents of neighbouring properties, which some residents described as acceptable, but others as inadequate;
- the noise caused by the inverters, which would be sited within 200 metres of neighbouring properties;
- the noise nuisance caused during the development phase, particularly by the pile-driving of the panel support frames;
- increased risk of flooding to properties in Easton from the additional run-off caused solar sites; in an area already prone to flooding;
- the vibration damage to Easton's historic serpentine walls from additional heavy vehicle traffic;
- the impact on highways; Easton Road / Hacheston Lane being unsuitable for increased traffic, especially given its designation as a quiet lane;
- the quiet lane having significant use and amenity value to local residents, walkers, cyclists, etc.

- regular flooding to roads around Easton, routinely causing routes some through the village to be inaccessible; increased vehicle movements during flooding incidents would cause severe disruption;
- cumulative impact of the numerous energy infrastructure projects proposed in this area, especially in the context of the disruption being caused locally by Sizewell Southern Park & Ride;
- impact on wildlife on the site, which will leave the area;
- impact on the River Deben; the site will cause an increase in local river levels from the additional run-off, impacting the river's ecosystem;
- Easton's Neighbourhood Plan, which was overwhelmingly supported by the residents of Easton, demonstrating significant local opposition to over-development of the village;
- increased risk of crime on solar sites, which are known to be targeted by metal thieves;
- privacy issues for neighbouring residents from the CCTV camera that will be required to prevent crime on the solar site;
- enhanced risk of fires on solar sites and the difficulty in tackling them;
- previous refusals of similar planning proposals in this area.

**64/25-26 RECEIVE ANY CHANGES TO MEMBERS INTERESTS**

No changes received.

**65/25-26 RECEIVE ANY DECLARATIONS OF INTERESTS RELATING TO AGENDA ITEMS**

No declarations received.

**66/25-26 PLANNING APPLICATIONS:** to consider response to ESC planning consultation requests on:

**66/25-26.1 DC/25/2997/FUL; erection of a Solar Photovoltaic Installation of 20 MW output and all associated supporting infrastructure including, cable routing, inverters and transformers, fencing, CCTV, and landscaping for temporary period of 42 years; land south of Easton Lane, Glevering Park House, Glevering Estate, Wickham Market, IP13 0EX**

The Chair noted the clear mandate from the public meeting to object to the application. Councillors unanimously resolved to oppose the planning application. The wording of the response to ESC to be drafted by councillors prior to the next meeting of the council on 22 September, at which amendments to the draft will be discussed and a final version agreed. The ESC Planning Officer having granted an extension to the consultation deadline until shortly after the next meeting.

**66/25-26.2 DC/25/3104/TCA; 1no. Acacia (marked T1 on plan) - reduce to 3m; Pump House, The Street, Easton, IP13 0ED**

No objections raised.

**66/25-26.3**




**DC/25/2500/FUL; demolition of the existing building and its replacement with a bespoke, single-storey, earth- sheltered dwelling. The existing building on site will be rebuilt; land at Home Farm, Wickham Market Road, Easton**

Following a vote of councillors, it was resolved that no objections be raised.

**Meeting closed 7:27pm**

**Signed:**

A handwritten signature in black ink, appearing to be 'Gibbon', written over a horizontal line.

**Cllr Gibbon (Vice-Chair)  
22 September 2025**