

**MINUTES OF THE WOOLPIT PARISH COUNCIL MEETING HELD ON MONDAY 5 DECEMBER 2016 AT 7.30 P.M. IN ST MARY'S CHURCH, WOOLPIT**

Present: Mr Guyler (Chairman), Mr Jones, Mr Wheatley, Mr Howard, Mrs Cook, Mrs Parker, Mr Melvin and 54 members of the public.

**Public comment:** members of the public commented on applications 4491/16 and 4489/16 land north of Old Stowmarket Road. Main concerns were infrastructure, traffic congestion, the need for a full roundabout at the junction with Health Road/ Church Road, road safety, safety for cyclists, drainage, inclusion of only 20% affordable homes, noise emanating from Goldstar site and effect on new dwellings, lack of public exhibition prior to planning application submission. 7 comments from members of the public had been received before the meeting with similar concerns.

County Cllr Storey advised the Cabinet will be discussing Ipswich Park & Ride on 13 December. Devolution is still on the table for Suffolk and discussions with the Secretary of State continue. There is a full council meeting 8 December with three motions to be debated: 1) The Greater Anglia franchise and it's work with Network Rail, 2) Children in care and an increase in the numbers and 3) that the council should adopt and promote the Motor Neurone Disease Charter. Cllrs will also be looking at the Annual Public Health report on mental health, Annual Property & Asset report and the report of the Constitution working party. Suffolk Trading Standards Christmas campaign Rogue Elf has been launched.

District Cllr Storey advised MSDC is looking to use a £3 billion Home Builder Fund announced in October to facilitate use of surplus public land by encouraging innovative methods of construction, support SME developers and accelerate the construction programme. Sheltered Housing was discussed at the Executive meeting. Most local schemes have been withdrawn from sheltered housing provision but the Croft in Tostock has been retained.

**1 Apologies for absence** were received from Mr Lomax and Mr Hardiman.

**2. To receive declarations of interest.**

Mr Guyler declared a prejudicial interest in planning application 4465/16 as a neighbour and Mrs Parker declared a prejudicial interest in applications 4491/16 and 4489/16 as the owner of land under consideration for development in a different area of the village. They both signed the interest book.

**3. To approve minutes of the meetings 7 November 2016.**

The minutes were approved and signed.

**4. Planning – to consider current applications and receive MSDC decisions.**

Mrs Parker let the meeting at 7.56 p.m.

**4491/16** Change of use from agricultural to open space including surface water management scheme and wildlife enhancement area. Land north of Old Stowmarket Road – object.

1. Bearing in mind the proximity to Lady's Well, a Scheduled Monument, a full archaeological survey and assessment, rather than a desk-top, is necessary before any planning permission is granted.
2. A Landscape Appraisal needs to be undertaken to ensure appropriate treatment of the setting of the Scheduled Monument and the proposed Conservation Area.
3. A management plan for the proposed wildlife area should be provided.
4. There is no provision for cycle tracks across the open space either to access the village and Health Centre from the development or to access Lady's Well.
5. direct cycle footpath/cycle track should be provided across the open space from near plot 12 to the Heath Road/Old Stowmarket Road crossroads. The

crossroads is the nearest point to the village and the shortest distance to the crossroads is the route that residents will take from the houses to the village.

6. The developer should be required to contribute towards the planned cycle path from Woolpit to Elmswell which passes the site.
7. Parking should be provided near Lady's Well for its users. Not every visitor will be able to access Lady's Well by foot or cycle. Vehicle access to Lady's Well is required for maintenance purposes and the existing access direct off Elmswell Road is dangerous.
8. A commitment to remove all the overhead electricity wires across the entire frontage of the Lady's Well site should be provided. It will not be satisfactory to terminate the overhead section of wires either within or in front of the Scheduled Monument site.

**4489/16** Application for Outline Planning Permission with all matters reserved, except for access, for the erection of up to 79 dwellings. Land north of Old Stowmarket Road – object.

1. Bearing in mind the proximity to Lady's Well, a Scheduled Monument, a full archaeological survey and assessment, rather than a desk-top, is necessary before any planning permission is granted.
2. Para 4.13 of the applicant's Transport Statement says that each property shall have two cycle storage spaces per dwelling. However, no provision has been made for cyclists within and outside of the site.
3. It is unacceptable to assume that the crossroad junction and other improvements proposed for the Old Stowmarket Road South development (1636/16) will have been completed before development work for this current application takes place. This application should contain its own proposals for road, footpath and cycle track improvements.
4. Provision should be made for a revised junction at the crossroads suitable for the combined Old Stowmarket Road North and South developments possibly using land which is part this application.
5. Traffic data appears to be flawed as it does not include the addition traffic using the new car park at the rear of the Health Centre generated by vehicles for the school and Health Centre itself.
6. A commitment to carry out external road improvements before site work commences should be provided.
7. The application should not be considered in isolation but as one of several at the application or pre-application stage which together could add some 700 homes to the existing 900 in Woolpit.
8. The noise survey is flawed. Only continuous noise levels have been measured with no record of the levels resulting from 'single sound' events. Goldstar Transport, the operator of the adjacent lorry park and container storage depot has a record of problems resulting from 'single sound' events, particularly at night, when containers are being moved. Further measurement and a more comprehensive report is necessary. Reference must be made and consideration given to the numerous complaints that have been made by residents to MSDC Environmental Health over several years up to the present time about noise emanating from Goldstar Transport.
9. There has been no public exhibition or community engagement for either application. This is particularly disappointing considering the importance of the site at the entrance to the village and its proximity to a Scheduled Monument. The public's views should be sought before the applications are considered.
10. There is significant light pollution emanating from the Goldstar Transport site. A report on the effect of this on the proposed development should be provided before the application is determined.
11. The application should include a minimum of 35% affordable homes.

12. All brownfield sites within the district should be utilized for development before any further agricultural land is taken for development.
13. The applicant in reports refers to Woolpit being a small town with large scale industrial sites in Old Stowmarket Road. This is absolutely not the case. Woolpit is a medium sized medieval village with great character and with many significant Listed Buildings. Old Stowmarket Road, particularly in the area of the application near Lady's Well, is still semi-rural in nature and not dominated by industry.

Mrs Parker rejoined and Mr Guyler left the meeting at 8.30 p.m.

Mr Melvin took over as Chairman.

**4465/16** Erection of two storey extension to side elevation (Following demolition of existing garage). 7 Briar Hill – support.

Mr Guyler rejoined the meeting at 8.32 p.m. and reclaimed Chairmanship.

**3433/16** Erection of two storey and single storey side extension. Brookshill, Broomhill Lane. MSDC decision – permission granted.

**3516/16** Erection of first floor side extension. 55 Briar Hill. MSDC decision – permission granted.

**3570/16** Retention of existing close boarded fence. Erection of amended fence line at 1.58m high (following partial removal of existing fence). East View, Mill Lane. MSDC decision – permission granted.

**3922/16** Change of use of existing residential annex to dwelling. Street House, The Street. MSDC decision – permission refused. Would result in fragmented private garden for residents of proposed dwelling and cause harm to setting of historic building, to the detriment of its significance as a designated Heritage Asset.

Subdivision would result in restricted parking and manoeuvring space within reduced curtilage of Street House causing potential highways safety issues. Adverse impact on the character and setting of Listed Building and highways safety do not comprise sustainable development and not considered any benefit to housing provision would outweigh harmful impacts.

**2908/16** Erection of detached two storey dwelling with single storey integral garage. The Drey, Borley Green. MSDC decision – permission refused. Unsuitable form of residential development in the countryside.

**0973/16** Alterations to existing entrance lobby (doors and windows). Model Cottage, The Street. MSDC has advised that Conservation Area Consent not required and file closed.

## 5. Clerk's Report

**HGV signs Green Road and Broomhill Lane** – SCC has responded that these are statutory signs for 7.5T weight limit and although the signs are faded, they are legible and still fit for purpose. The blue information signs as in Mill Lane cannot be used to replace statutory signs.

**Street name for developments** – MSDC has asked for a list of names to be used for any future development. This will be discussed at the January meeting.

**Street Farm development** – The Clerk asked Hopkins Homes if there is anything yet for the public domain. HH has advised that they have a meeting with SCC Highways expert 1 December and then will respond.

**Fly tipping** – fly tipping along the road to Tostock has been reported to MSDC Environmental Health.

**Health and Safety for Parish Councils** – the Clerk attended a course on 24 November and information from this will be discussed at the January meeting.

## 6. To receive correspondence/communications and deal with any matters.

**Anglia Water** changes to water industry for non-household customers from April 2017. **The following items have been circulated to Cllrs:** SCC training events for voluntary and community groups on new Suffolk Volunteering website, Rest Centre

training & Winter Preparedness workshop, Suffolk FAB40 Adventures, new employer pension contribution rates. **MSDC** Christmas & New Year bin collections, Town & Parish Councils newsletter November, slide presentation from Town & Parish Liaison meeting 10 November, The High Sheriff's Awards 2017 nominations open, MSDC 2017/18 precepts, tax base, street names list for new developments. **SALC** Event Planning workshop, Suffolk Rural Fund, art boards for sale from Snape village hall, LAIS1394 Neighbourhood Planning Bill, Suffolk Local Policing Review, Mid Suffolk South Area meeting 8 December, subscription rate 2017/18. **Rural Services Network** Rural Vulnerability Service: Fuel Poverty & Rural Transport – November, news digest 14, 21 & 28 November, Spotlight on Rural Health, RSN seminar- grants & funding. **LCPAS** Health & Safety course slides. **Suffolk Police** CAT marking event, burglary at Hawkdon appeal for witnesses. **Public Service Executive** news 21 November. **Alex & Pat Jarrett** A14 Woolpit to Haughley concrete carriageway update. **Community Action Suffolk** news 16 November, are you after some new funding ideas? 1 resident copy response to Drinkstone Road development.

**7. To approve accounts for payment.**

Anglian Water £24.96 allotments 19/8/16-14/11/16 was unanimously ratified. Mr K Harknett £52.00 litter picking November, Suffolk County Council £232.02 pension payment, Local Council Public Advisory Service £25.00 Health & Safety course for the Clerk 24 November, Laura Bayly £20.00 Millennium Garden November, SLCC £139.00 2017 subscription, ALCC £10.00 annual subscription 2017, Suffolk County Council £232.02 pension payment to be sent off 5 January, Gipping Press £246.12 December/January Diary. All accounts were approved and cheques issued. The following items were paid by Standing Order Mrs P Fuller £683.94 November salary, Ms V Mayhew £192.00 November salary.

**8. To consider quotes for tree work at the Millennium Garden and take any necessary action.**

As a further quote is still awaited, this item was deferred to the January meeting.

**9. To complete the NALC Dependent Carers Allowance Survey.**

Duly completed.

**10. To discuss the increase of costs from printing Woolpit Diary by Gipping Press and take any necessary action.**

Gipping Press has advised that printing costs for Woolpit Diary will rise by 6% from 1 January 2017. This was unanimously agreed as acceptable by Cllrs.

**11. To consider changes to part night lighting for the Christmas period and take any necessary action.**

It was agreed to keep lights on all night on 24 and 31 December. The Clerk will make the necessary arrangement with SCC. *Action: the Clerk.*

**12. To consider the application for a grant for feasibility study for a Community Energy project and take any necessary action.**

WRAP has approved our application subject to paperwork to be completed for a grant of £18,350.00. It was agreed to accept the grant and for a suitable feasibility study to take place.

**17. To receive an update on the Neighbourhood Plan.**

There was a well-received public exhibition 12 November and a pop-up stand at the recent Green Fair. 400 comments have been received to date. The NP Steering Group are preparing a draft questionnaire. Some statistical data will be circulated to Cllrs. The group is to meet with Carroll Reeve who was instrumental in the production of Lavenham's NP.

**18. To receive a report on the allotments and take any necessary action.**

The Clerk has contacted the carer with a client in Woolpit but she has been offered a small plot in another village. There are a few rents outstanding and there are some plots available for rent. Another advert will be published in Woolpit Diary.

**19. To receive a report from the Litter Picker.**

Bins are overflowing and the Clerk was asked to check they are being emptied every week.  
*Action: the Clerk*

**20. To receive a report from the Village Hall and Playing Field Committee.**

In Mr Hardiman's absence there was no report.

**21. To receive a report from the Tree Warden.**

In Mr Hardiman's absence there was no report.

**22. Date and time of the next Parish Council meeting – Monday 16 January**

**2017 at 7.30 p.m. in Woolpit Institute.** Noted. There will also be a Planning Meeting on Monday 19 December 2016 in St Mary's Church.

The meeting closed at 8.58 p.m.

Signed.....

Dated.....