

**MINUTES OF THE WOOLPIT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 3 MAY 2018 AT 7.30 P.M. IN ST MARY'S CHURCH, WOOLPIT**

**Present:** Mr Guyler (Chairman), Mr Howard, Mrs Jenkins, Dr Geake, Mr Wheatley, Mrs Drury, Mr Lomax and 48 members of the public.

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

**2. To receive declarations of interest**

Mr Guyler declared a prejudicial interest in application 18/0142 as a near neighbour and 18/01660 as he knows the landowner.

Mr Drury declared a prejudicial interest in application 18/01279 as a near neighbour.

It was unanimously agreed that as there were a number of applications, Councillors would request public comment before each application rather than in one section at the start of the meeting.

**3. Planning – to consider applications**

**18/01279** Hybrid Application. (1) Erection of 2No warehouses, 2No offices, creation of car parking and storage yards, landscaping, sustainable urban drainage system, infrastructure and highway improvements. (2) Outline Planning Application. (Access and Landscaping to be considered) for erection of 1No warehouse, erection of an office and associated car parking and storage yard. Land at Lawn Farm, Warren Lane.

**Public comment:** concern regarding the amount of traffic, traffic using small village roads, loss of agricultural land, industrial development should be closer to urban areas and not in the countryside, visual intrusion in the landscape.

**WPC decision** – object with the following comments: This industrial site will be immediately adjacent to the grade 2 listed properties of Lawn Farmhouse and Lawn Cottage and will be severely detrimental to their setting.

There is no evidence that employment land is needed in this area. The Draft Local Plan states that there is sufficient land already allocated in MSDC to provide for industrial needs.

Initially some 300 people will be employed on this site and this will rise to some 600 when all the land available is developed. It will not be possible to control their travel routes to and from work and many will pass through the already narrow congested Heath Road by the School and Health Centre, particularly when heading towards Bury on the A14.

Suffolk is a rural county. This proposal will add to the urbanization of farmland alongside the A14 and contribute to the feel of driving through a ribbon of development. Industrial development should be confined to the designated areas near the major towns.

Woolpit is the fourth largest centre of commercial development in Mid Suffolk and its proximity to the A14 encourages workers to travel large distances to work. Additional employment areas should be located on already existing sustainable sites near centres of population with public transport and lower travel-to-work distances.

Parcel C is level with Haughley Woods and will be very conspicuous from Woolpit and the A14. Development should not take place in this high area.

If the application is approved the following requirements should be incorporated:

1. in order to encourage sustainable travel to work, a footbridge should be provided over the A14 to give pedestrian/cycling access to the site from Old Stowmarket Road or from Warren Lane south.
2. An HGV ban should be placed on Warren Lane and Wood Road together with the imposition of other measures to discourage workers' private vehicles using these roads.

Mr Guyler left the meeting at 7.48 p.m.

**18/01432** Erection of single storey rear extension and single storey side extension including replacement of flat roof with pitched roof. 3 Briar Hill – support.

Mr Guyler rejoined the meeting at 7.49 p.m.

**18/01295** Application for Lawful Development Certificate for existing use of building at Grassy Lane Farm as 1 additional dwelling. Grassy Lane Bungalow, Warren Lane. It was unanimously agreed to leave this legal issue to MSDC to decide.

**18/01029** Conversion of grainstore into a function room. Rockylls Hall, Shelland Green.

**Public comment:** major concerns regarding noise pollution and effect on nearby residents' amenity, traffic generated along unsuitable single track road and along Heath Road, danger to pedestrians, cyclists and horse riders, development does not conserve or enhance the natural environment, impact on wildlife.

**WPC decision** – object with the following comments: The inevitable noise from wedding receptions and other social events will be an intolerable and unacceptable intrusion on nearby residential properties.

Access to the site along the single track road across Shelland Green is totally inadequate. The additional traffic will create a serious hazard for the walkers, cyclists and horse riders who use this quiet rural road which is part of National Cycle Route 51.

Most of the traffic to the site will use Heath Road through Woolpit. This is already congested, especially in the area near Woolpit School and the Health Centre. The additional vehicles will create a particular danger when daytime events are held at Rockylls Hall.

Shelland Green is a large open area which attracts much varied wildlife including Barn Owls. There will be considerable risk to owls from vehicles crossing the green when leaving the site at night.

This is not a development proposal that reflects the character of the countryside as required by the NPPF.

Contrary to Policies CL17, CL18, T10, NPPF Section 11 and in particular p109, p110, p123.

**18/01525** Erection of first floor side extension, rear single storey extension, insertion of new windows and french doors and removal of redundant chimney. Myrtle Cottage The Green – support.

Mrs Drury left the meeting at 8.23 p.m.

**18/00766** Erection of a detached 1.5 storey dwelling – reconsultation – revised plans. The Drey, Borley Green – support with comments the laurel hedge needs to be retained to maintain privacy and amenity to neighbouring property and provision needs to be made for cycle storage.

**18/01755** Notification of works to trees protected under TPO MS305, T1 (oak) and T2 (oak) reduce size of crown by approx 25%. The Drey, Borley Green – no objection.

Mrs Drury rejoined the meeting and Mr Guyler left the meeting at 8.32 p.m.

**18/01660** Erection of 2 two bedroom and 1 three bedroom bungalows. Land at the rear of Orlanda, Juniper and The cottage, Heath Road – support.

Mr Guyler rejoined the meeting at 8.36 p.m.

**18/01612** Application under Section 73 of the Town and Country Planning Act – DC/17/04673/FUL- Erection of 1no. dwelling and construction of new vehicular access: For Variation of Condition 2 (Approved Plans and Documents). Land South of The Firs, Broomhill Lane.

**Public comment:** Permission given on landscape drawings with original application. These have been flagrantly disregarded and all hedges, bushes and most trees Removed, lighting from business park now very visible along Broomhill Lane.

**WPC decision** – **object with the following comments:** There has been a flagrant disregard for the planning permission granted which was based upon landscape plan

drawing 11535-01 REV A. As this landscape plan is no longer applicable the planning permission should be revoked.

**17/02349** Reconsultation Proposed development of 1 petrol filling station and 2 drive through restaurants together with various infrastructure and landscaping works. Land off A14, Elmswell.

**Public comment:** road safety issues, ruination of village, litter, 300 vehicle use is an underestimation, flawed traffic survey.

**WPC decision** – object with the following comments: The exit from the site is extremely hazardous. The slip from the A14 eastbound and the roundabout are not of a sufficient standard to accommodate the increase in traffic. Considerable litter will ensue from this type of development which will be detrimental to the environment. The proposals will create unacceptable light pollution. The road between Woolpit and Elmswell will be made more dangerous for pedestrians and cyclists. This route is taken by Woolpit residents using Elmswell station. The traffic survey detailed for the reconsultation of this application is flawed as it is not compliant with the requirements of regulation TA22/81. TA22/81 requires a minimum of two sets of readings. Only one set of readings was taken. TA22/81 requires that a set of readings include a minimum of 200 vehicles. Only 100 vehicles were used. Contrary to Policies E9, E10, T6, T10.

**18/01809** Erection of a one and a half storey side and rear extension, new attached garage following demolition of existing detached garage. Erection of a rear conservatory and loft conversion with new staircase. (Amended scheme to that approved under 2442/16). Longfield, The Green – support.

**4. To consider the white van parked in the Village Hall car park and take any necessary action.**

As the van has now moved on no action is required.

**5. Date of the next full Parish Council Meeting – Monday 21 May 2018 at 7.30 pm.** Noted.

The meeting closed at 9.17 p.m.

Signed.....

Dated.....