

MINUTES OF THE WOOLPIT PARISH COUNCIL MEETING HELD ON MONDAY
28 JANUARY 2019 AT 7.30 P.M. IN WOOLPIT INSTITUTE

Present: Mr Guyler (Chairman), Mrs Cook, Dr Geake, Mr Wheatley, Mr Hardiman, Mrs Ewans, Mrs Jenkins and 6 members of the public.

Public comment: Residents expressed their opposition to the three planning applications at Grassy Lane Farm, the impact a further seven dwellings would have on the area, road safety matters and salami slicing development of an estate of 16 properties.

Mr Hardiman advised that bus frequency has changed from hourly to every hour and a half during the day but felt we still receive a satisfactory service.

Cllr Storey advised that the Rags Lane application will be considered by MSDC Planning Committee on 30 January and the officer is recommending refusal. Cllr Storey has made notice that she wishes the Swan application to be brought to committee.

Cllr Storey advised that SCC Highways have no issue with pavement near the new properties on Heath Road near Costcutter. Mr Guyler asked Cllr Storey to find out if SCC Highways is happy with the unfinished surface and the pole being in the middle of the footway.

Mr Hardiman advised that the plaque in memory of Ian Lomax is to be sited in the entrance hall of the Village Hall.

1. Apologies for absence were received from Mrs Drury and Mr Howard.

2. To receive declarations of interest.

Mrs Ewans declared a prejudicial interest in application 19/00168 as she lives opposite White House. She duly signed the interest book.

3. To approve minutes of the meeting 7 January 2019

The minutes were approved and signed.

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

19/00035 Erection of double garage. Conversion of existing garage to additional living accommodation, new access, erection of rear conservatory (following demolition of existing conservatory). 21 Briar Hill – support.

Mrs Ewans left the meeting at 7.52 p.m.

19/00168 Notification of work to tree in Conservation Area. T1 Yew – reduction in crown height and width by 50cm. White House, The Street – no objection.

Mrs Ewans rejoined the meeting at 7.54 p.m.

19/00185 Outline Planning Application Erection of 3 detached dwellings (Plot 1). Grassy Lane Farm, Warren Lane – object

19/00186 Outline Planning application Erection of 3 dwellings (Plot 2). Grassy Lane Farm, Warren Lane – object

19/00303 Conversion of outbuilding to a dwelling. Grassy Lane Farm, Warren Lane – object

1. The proposed development, by reason of the lack of pedestrian connectivity to local services, would not represent a sustainable location for residential development. The environmental harm is not outweighed by the public benefits of these additional dwellings. On that basis the proposal would not constitute sustainable development, contrary to the National Planning Policy Framework and contrary to Policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and policies CS6 of the Core Strategy 2008.

2. The narrowness of Warren Lane requires cars to mount the verge to pass each other, making it unsuitable for pedestrians to use the verge as suggested in the applicants supporting statement.

In addition to the residents of properties in Warren Lane, pedestrians and cyclists use the lane and its verges to access the 48 plots of the Parish Council's allotment site which is at the end of Warren Lane. Among those using the site are Woolpit Primary School children who will be walking to the allotment plot they cultivate. The proposed development would result in an unacceptable highway safety outcome by way of increased potential for vehicle and pedestrian conflict in Warren Lane. The social and environmental harm is not outweighed by the public benefits of delivering these additional dwellings. On that basis the proposal would be unacceptable having regard to the National Planning Policy Framework and contrary to policies FC1.1 of the Core Strategy Focused Review 2012 and saved policies T9 and T10 of Mid Suffolk Local Plan 1998.

3. Existing sewage services are inadequate and already require regular tanker attendances by Anglian Water to the sewage pumping station in Warren Lane. This situation will be exacerbated by additional dwellings

4. This three current applications should be considered together to form part of a major development. This follows the successful applications in previous years for:

* Conversion of Grassy Lane Bungalow into 2 dwellings (18/01295)

* Erection of 2 dwellings (18/00397)

* Erection of 2 dwellings (18/00449)

* Conversion of 3 barns to dwellings (17/04343, 17/02275, 16/4750, 16/3490)

* Conversion of outbuilding to dwelling (17/03901)

This amounts to permission now granted for 10 new dwellings and the current applications for an additional seven amounts to an estate of 17 dwellings, in addition to the original single bungalow.

We feel that this should be considered as a single development of 17 dwellings. If a single application had been made for the 17 dwellings it would be a major application and, as such, would have needed a design and access statement, a sustainable urban drainage system, an ecological survey, affordable housing statement, landscape plan, S106 heads of terms and evidence of title, management plans for open space, impact assessments etc. as detailed on your website:

<https://www.midsuffolk.gov.uk/planning/development-management/apply-for-planning-permission/national-and-local-validation-requirements/>

Woolpit Parish Council considers that the developer is 'salami slicing' the applications in order to avoid the obligations required by a major development. The cumulative environmental impact of all the developments at Grassy Lane Farm must be given full public scrutiny.

18/03820 Application under Section 73 of the Town & Country Planning Act – Erection of 3 storey extension to existing office block, additional parking and landscaping – Variation of Condition 2 (approved plans and documents) and condition 8 (surface water drainage) of Planning Permission 4782/16. Unit 23, Windmill Avenue. MSDC decision – permission granted.

18/05411 Notification of works to tree under TPO MS3667-T2 Oak prune to clear building by 2-2.5m and remove deadwood. Crown lift to 5.2m. 14 Cowfair. MSDC decision – permission granted.

18/03139 Erection of a two storey side extension and single storey rear extension. 10 Cornmill Green. The Appeal has been allowed.

A public meeting is to be held on Friday 8 February where Glen Horn MSDC Cabinet Member for Housing and Philip Isbell Head of Planning will answer questions on planning issues and housing land supply.

5. Clerk's Report

Footpath 2 off old A14 – SCC has been in contact with the developer to ensure a legal closure is put on the route or it is made safe and accessible for the public. This will be enforced in due course.

AGM speaker – it was agreed not to have a speaker as attendance numbers have been low the last few years.

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

Resident regarding concerns that protracted road closures could occur in Woolpit during the various large developments proposed. Cllrs will ensure when having meetings with developers that WPC will seek assurance that there will be no lengthy road closures. **The following items have been circulated to Cllrs: SCC** Suffolk Minerals and Waste Local Plan notice of submission, Traffic Regulation Order Mill Lane (Prohibition of entry and one way traffic for motor vehicles) 2019. **MSDC** Precept 2019/20 WPC share is 10.54% decrease, MSDC is committed to 2019 Town and Parish Liaison meetings, Community Led Housing fund information and answers to questions from the meeting 14 January, Spring Litter Pick 2019, funding events February 2019. **Rural Services Network** Rural Bulletin 8, 15, 22 January, Rural Funding Digest January. **Artisan Planning** archaeological evaluation of Green Road site to commence 4 February. **Suffolk Police** Stowmarket SNT newsletter January/February. **SALC** Buckingham Palace Garden Party 21 May, ebulletin 18 January. **UK Power Networks** invitation: Local Government Forum

7. To approve accounts for payment.

Mr K Harknett £65.33 litter picking January, Suffolk County Council £245.47 pension payment January, Woolpit Institute £416.00 Parish office rent February-April, Woolpit Institute £132.00 room hire for PC and NP meetings July-December 2018. Mrs P Branham £105.96 editing February/March Woolpit Diary, Gipping Press £278.88 printing February/March Woolpit Diary. Payments made by Standing Order V Mayhew £167.53 January salary, P Fuller £748.04 January salary, BT 187.29 quarterly bill.

8. To receive an update on the Neighbourhood Plan including agreeing to commence consultation on Woolpit Neighbourhood Plan from 1 March – 19 April 2019 inclusive.

The NP is substantively complete. A meeting was held 21 January with MSDC Adviser Ian Poole and he has now sent his written comments. Richard Mawhood has reviewed these and any changes are relatively minor. A summary version of the plan has already been written and will be delivered to all households. Cllrs approved the consultation period and the Parish Council will advise Paul Bryant, MSDC NP Officer accordingly.

Action: the Clerk

9. To consider the Haughley Neighbourhood Plan area submission consultation and take any necessary Action.

Cllrs have no comments to submit.

10. To consider a request for a bench in memory of Ian Lomax to be sited in the Steeles Road garden and take any necessary action.

The family of Ian Lomax would like to put a bench in the area and will donate up to £1000. Quality Equipment has been asked for a quote for a metal bench and Mr Hardiman will investigate the cost of wooden ones. Cllrs have no objection and once all the information has been received the Clerk will contact MSDC for permission to site a bench there as MSDC has taken over responsibility for maintenance of the area.

Action: the Clerk

11. To consider a quote for two gate closers for the Steeles Road garden and take any necessary action.

These were not installed by the developer. It was agreed that WPC would provide these at a cost of £130.00 installed. Again, the Clerk will contact MSDC for permission.

Action: the Clerk

12. To consider a response to Mid Suffolk Draft Housing Land Supply Position Statement and take any necessary action.

MSDC has announced a draft housing land supply of 5.32 years. A 6 week period consultation from 17 January-28 February inclusive will now take place. Cllrs have no comments to submit.

13. To consider a response to Mid Suffolk Communities Strategy Consultation and take any necessary action.

Cllrs have no comments to submit.

14. To receive a report on the allotments, discuss a community orchard and take any necessary action.

All rents have now been received. Mrs Cook and Mrs Jenkins will carry out an inspection before the next meeting.

15. To receive a report from the Litter Picker.

Nothing to report.

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

A defibrillator box for outside the Cricket Pavilion will be purchased by Woolpit Cricket Club. The Playing Field Committee is to produce a plan of works for gardening around the play area for WPC to consider a grant. Finances are reasonably good and there are several new bookings. The Playing Field Committee has received 3 quotes for new play equipment with an average costing of £85,000.00. A fund raising group has organised several events to go towards the cost.

Proflat are currently making the roof for the youth shelter and it should be complete in the next few weeks.

17. To receive an update on installing CCTV cameras in the car park and play area as an extension to the Village Hall scheme and take any necessary action.

Wavelength Aerials has advised that specialist signs with code information have to be put up in the areas covered by the cameras and this will be at an additional cost.

18. Date and time of the next Parish Council meeting – Monday 4 March 2019 at 7.30 p.m. in Woolpit Institute. Noted.

The meeting closed at 9.06 p.m.

Signed.....

Dated.....