

**MINUTES OF THE MEETING OF SPROUGHTON PARISH COUNCIL PLANNING COMMITTEE  
HELD AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON ON  
24TH OCTOBER 2012, AT 7.00PM**

Councillors present:

Cllr S.Curl (Chairman), Cllr A.Cronin, Cllr J.Kitson, Cllr G.Moore, Cllr S.Wood

Mrs S. Frankis, Clerk & Responsible Financial Officer

Mr P. Knowles, Building Partnerships

Mr C. Harris

72. APOLOGIES FOR ABSENCE TO BE RECEIVED

Cllr B.Askew

Cllr H.Davies

73. TO ACCEPT MEMBERS DECLARATIONS OF INTEREST

No declarations of interest were received.

74. TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 10TH OCTOBER 2012

The minutes of the meeting held on 10th October 2012, having been circulated to all members, were confirmed and signed as an accurate record of the meeting.

75. REVIEW OF COUNCIL ACTIONS FROM THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 10TH OCTOBER 2012

There were no matters to consider.

76. PRESENTATION BY MR PAUL KNOWLES, OF BUILDING PARTNERSHIPS

The Clerk had received a request from Mr Knowles to attend the Council meeting in order to deliver a presentation to the Parish Council, regarding development on land adjacent to Poplar Lane, A1214, A1071 and A14 and had understood that this was on behalf of Babergh District Council. However Mr Knowles confirmed that he was attending the meeting as a representative of Building Partnerships only. The agenda item was duly amended.

Mr Knowles advised that his presentation was a follow-up from the Babergh District Council 'Ipswich Fringe New Direction of Growth' workshop held during March 2012; the workshop was attended by representatives of Sproughton Parish Council, amongst others.

Mr Knowles advised that Building Partnerships is working with Taylor Wimpey to bring forward a mixed use development site, on land either side of Poplar Lane, Sproughton. Babergh District Council is to identify the area for development as a site specific policy within its Core Strategy. Building Partnerships is consulting with interested parties on the proposed development of the site before Babergh District Council submits the details of the policy. Mr Knowles reported that Babergh District Council has identified the area as a sustainable site for the development of 350 houses and 6 hectares of employment.

Mr Knowles advised the timescale of the proposed development:

- November 2012 Babergh District Council to submit Core Strategy plans to the planning inspectorate
- February 2013 Core Strategy planning inquiry to be held
- June 2013 Babergh District Council to adopt its Core Strategy
- December 2013 Planning application to be submitted for the development of the site
- June 2014 Possible start on site

Cllr S.Curl asked what the relationship between Building Partnerships and Taylor Wimpey was. Mr Knowles advised that Building Partnerships has an option on the land south of Poplar Lane, Sproughton and that Taylor Wimpey owns the land north of Poplar Lane; Building Partnerships intends to work with Taylor Wimpey to bring forward the proposed development of the area. Building Partnerships is working to bring forward a master plan for the development of the employment element of Babergh District Councils site specific policy. Cllr S.Curl noted that the land promoted for development on the Building Partnerships website is smaller than Mr Knowles had identified during the Babergh meeting in March 2012. Mr Knowles advised that the land shown on the website is the land that Building Partnerships has an option on and does not show the land owned by Taylor Wimpey.

Cllr S.Wood asked why the Poplar Lane site should be brought forward for development at a time when the IP8 and former sugar beet sites, both Babergh District Council site specific development policies, have yet to be developed. Mr Knowles considered that the IP8 site was not a site suitable for general office accommodation. Building Partnerships would effectively be promoting employment within a low carbon office site, out of town but linked back to the centre of the Ipswich.

Mr C.Harris advised that it was unclear as to why Mr Knowles was making his presentation to the Parish Council at this time. He considered that Building Partnerships is wanting to consider a development plan for the Poplar Lane site ahead of the Local Development Framework determination. Mr Knowles advised that Building Partnerships is a developer of commercial buildings. He advised that a representative for Taylor Wimpey had also been due to attend the meeting and that Babergh District Council is keen to see the proposed site developed. Mr Knowles advised that he was wanting to make clear the aspirations of Building Partnerships for the site and that he was carrying out an information exercise. He advised that Babergh District Council had encouraged Building Partnerships to deliver the presentation to the Parish Council. Mr Harris noted that the presentation had been delivered to the Parish Council, for a proposed development on a site still to be allocated as a site specific policy within the Core Strategy and prior to Babergh District Council submitted any papers to the planning inspectorate. Mr Knowles advised that Building Partnerships is demonstrating to Babergh District Council that Babergh District Councils aspirations for the site can be brought forward.

Cllr S.Curl expressed concerns regarding the isolated positioning of the residential element of the proposed development, to the north of Poplar Lane, Sproughton. He noted that there are currently commercial sites within the area that are not being developed and that the residential element will be brought forward when the commercial element of the proposed development is of greater importance.

The Parish Council declined to submit any comments to Mr Knowles until such time that the Local Development Framework is out for consultation.

77. MATTERS RAISED BY MEMBERS

Cllr A.Cronin advised that Cllr B.Askew had noted that what appears to be excavation work is being carried out at the proposed development Church Lane site, adjacent to Sproughton Primary school; he is concerned that the works will cause damage to the roots of the Church Lane boundary Oak trees. The Council noted that at the Planning Committee meeting held on 10th October 2012, District Cllr Peter Jones had advised that there were a number of unresolved issues between the developer and Babergh District Council and had indicated that Babergh District Council was about to refuse the submitted planning application for the proposed development of the site.

**Action: The Clerk is to contact Babergh District Council to establish the details of the works being undertaken.**

78. TO AGREE THE DATE, TIME AND PLACE OF THE NEXT PLANNING COMMITTEE MEETING, 7TH NOVEMBER 2012 AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON AT 7.00PM

The next Planning Committee meeting will be on 7th November 2012, at the Barley Room, Tithe Barn, Lower Street, Sproughton at 7.00pm.

The meeting closed at 8.00pm.

Chairman : \_\_\_\_\_

Date: \_\_\_\_\_

