

**MINUTES OF THE MEETING OF SPROUGHTON PARISH COUNCIL PLANNING COMMITTEE
HELD AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON ON
24TH JULY 2013, AT 7.00PM**

Councillors present:

Cllr S.Curl, Cllr K.Barwick, Cllr H.Davies, Cllr V.Durrant, Cllr G.Moore

Mrs S. Frankis, Clerk & Responsible Financial Officer
Peter Jones, District Cllr
Nicholas Ridley, District Cllr
Lynda Bacon, Babergh District Council Planning Officer
Christine Thurlow, Babergh District Council Planning Officer

The Council agreed to consider agenda item no. 7, Matters Raised by Members, after agenda item no. 4.

38 APOLOGIES FOR ABSENCE TO BE RECEIVED
 Cllr J.Kitson

39 TO ACCEPT MEMBERS DECLARATIONS OF INTEREST
 No declarations of interest were received.

40 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE
 MEETING HELD ON 10TH JULY 2013
 The minutes of the meeting held on 10th July 2013, having been circulated to all members, were confirmed and signed as an accurate record of the meeting.

41 REVIEW OF COUNCIL ACTIONS FROM THE PARISH COUNCIL PLANNING COMMITTEE
 MEETING HELD ON 10TH JULY 2013
 The Clerk confirmed that all recommendations had been submitted to Babergh District Council.

Cllr H.Davies arrived at the meeting.

42 MATTERS RAISED BY MEMBERS
 Cllr S.Curl welcomed Christine Thurlow and Lynda Bacon, Babergh District Council Planning Officers and invited them to update the Parish Council on the status of planning application numbers B/09/01012/FUL, B/09/01013/OUT, B/11/00745/OUT and B/11/00746/FUL, the proposed Church Lane development applications. Lynda Bacon advised that the older applications B/09/01012/FUL and B/09/01013/OUT would be withdrawn by the applicant once the 2011 applications have been determined. She advised that on 1st July 2013, Babergh District Council received notification from the agent for the applicant, that provisions have been made to meet all of the County Council Highways conditions; these include the provision of a footway along Church Lane, from the proposed development site to Sproughton Primary School; the provision of a footway along Church Lane, from Church Crescent to the junction of Lower Street; developments to the Church Lane / Lower Street junction to improve visibility and to reduce traffic speeds; provision of a footway to the front of the proposed development site, behind the Oak trees; provision of a footway to the Public Open Space. These provisions would be met by securing a S106 agreement with the applicant. She also advised the applicant has now submitted an updated surface water drainage strategy to comply with a sustainable approach to drainage.

Cllr V.Durrant asked who would undertake the design improvements. Lynda Bacon advised the development would be undertaken by Highways. Christine Thurlow agreed to forward a copy of the Highways proposals to the Parish Council.

Lynda Bacon advised that Babergh District Council has costed the Public Open Space allocation and the likely costs to maintain the space; the costs have been put to the applicant. These costs would have to be included in the S106 agreement. The applicant has indicated they would like to convey the Public Open Space allocation to the Parish Council or to the Playing Field Management Committee. Lynda Bacon advised she had recently received a telephone call from Mr Brian Askew, a Sproughton Primary School Governor and trustee of the Playing Field Management Committee, to discuss the terms of the S106 agreement associated with the proposed development.

The Babergh District Council Local Plan Public Open Space allocation requires 2.3 hectares of land to be provided should the site be developed but the applicant has proposed to deliver 1.75 hectares of fragmented land. Christine Thurlow advised that negotiations have led to an agreement, between the applicant and Babergh District Council, that a better quality of Public Open Space would be acceptable rather than the deliverance of 2.3 hectares. She advised that the Local Plan proposal actually exceeded the requirement for a development of 30 residential units.

Cllr S.Curl considered the proposed Public Open Space would not enhance the existing facilities and that it would offer an isolated site should the proposal be delivered. He advised there is a current need for an informal recreational area and the proposals would not meet this need. Christine Thurlow agreed to reflect on these comments.

Lynda Bacon advised she had followed up the request of the Parish Council, dated 21st February 2013, and had extended invitations to consider the applications with the Playing Field Management Committee and Sproughton Primary School. She confirmed she had sent her letter to Mr Damian Lavington, and confirmed his address with the Parish Council; she advised that to date, she had received no response.

Christine Thurlow advised the planning officers intend to complete their report in order that the Babergh District Council Planning Committee may determine the applications at their meeting to be held on 7th August 2013. The documents will become public documents on 30th July 2013. She agreed to email the public documents to the Parish Council at this time.

7.50pm Peter Jones, District Cllr, Nicholas Ridley, District Cllr, Christine Thurlow, Babergh District Council Planning Officer and Lynda Bacon, Babergh District Council Planning Officer left the meeting.

43 TO CONSIDER PLANNING APPLICATION NO: B/13/00722/FUL; UNIT 17, WEST AREA, FARTHING ROAD INDUSTRIAL ESTATE, FARTHING ROAD, SPROUGHTON; CHANGE OF USE FROM B8 (STORAGE) TO SUI GENERIS (BREAKERS YARD)

The Council unanimously agreed to recommend no objections to planning application no. B/13/00722/FUL.

44 TO CONSIDER A RESPONSE TO THE BABERGH DISTRICT COUNCIL CONSULTATION ON A NEW PRE-DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

Cllr V.Durrant and Cllr S.Curl had completed a draft response to the Babergh District Council Pre-Draft consultation on the new Statement of Community Involvement and had circulated it to the Council prior to the meeting. The Council considered the response and unanimously agreed to submit the proposed draft submission of comments.

Action: The Clerk is to forward the completed response to Babergh District Council.

45 MATTERS RAISED BY MEMBERS

Cllr V.Durrant referred to the Ipswich Borough Council consultation on a new Statement of Community Involvement and advised he would not have time to consider a response, on behalf of the Parish Council. Cllr S.Curl agreed to consider the consultation documents.

Cllr K.Barwick advised he had received notification of a planning application, submitted to Babergh District Council, for the development of land neighbouring his own property. He asked if he would have to declare an interest when the Parish Council considers the application. Cllr H.Davies advised he would need to declare an interest.

- 46 TO AGREE THE DATE, TIME AND PLACE OF THE NEXT PLANNING COMMITTEE MEETING
The next Planning Committee meeting will be on 7th August 2013, at the Barley Room, Tithe Barn, Lower Street, Sproughton at 7.00pm.

The meeting closed at 8.05pm.

Chairman : _____

Date: _____