

**MINUTES OF THE MEETING OF SPROUGHTON PARISH COUNCIL PLANNING COMMITTEE HELD AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON ON 24TH JUNE 2015, AT 7.03PM**

Councillors present:

Cllr S.Curl (Chairman), Cllr K.Barwick, Cllr H.Davies, Cllr V.Durrant, Cllr P.Powell

Mrs S. Frankis, Clerk & Responsible Financial Officer

- 18 APOLOGIES FOR ABSENCE TO BE RECEIVED  
No apologies were received.
- 19 TO ACCEPT MEMBERS DECLARATIONS OF INTEREST  
Cllr V.Durrant and Cllr P.Powell advised they had both been granted Dispensations which allowed them to consider the proposed Wolsey Grange development.
- 20 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 27TH MAY 2015  
The minutes of the meeting held on 27<sup>th</sup> May 2015, having been circulated to all members, were confirmed and signed as an accurate record of the meeting.
- 21 REVIEW OF COUNCIL ACTIONS FROM THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 27TH MAY 2015  
The Clerk confirmed that all recommendations and comments had been submitted to Babergh District Council.
- 22 TO CONSIDER PLANNING APPLICATION NO: B/15/00576/FUL; SPRINGVALE, HADLEIGH ROAD, SPROUGHTON; CONSTRUCTION OF ADDITIONAL ACCESS/EXIT TO SITE AND ALTERATIONS TO CAR PARKING LAYOUT TO PROVIDE 35 NO. CAR PARKING SPACES  
The Council unanimously agreed to submit a recommendation of no objection to planning application no. B/15/00576/FUL, subject to the car parking surface being permeable to allow surface water to drain away.
- 23 TO CONSIDER PLANNING APPLICATION NO: B/15/00612/FUL; GEEST HOUSE, HADLEIGH ROAD, SPROUGHTON; INSTALLATION OF 8 NO. REPLACEMENT WINDOWS IN ENLARGED OPENINGS TO NORTH (REAR) ELEVATION  
The Council unanimously agreed to submit a recommendation of no objection to planning application no: B/15/00612/FUL.
- 24 WOLSEY GRANGE – STRATEGIC MASTER PLAN  
The Council considered its response to the strategic revised Master Plan document and agreed to submit the following;  
Wolsey Grange, Ipswich; Phase 1 Development Proposals  
In answer to question 1: To preserve the visual aspect of Chantry Vale, low rise units, i.e. bungalows would be more appropriate on the A1071 side of the development site, with homes of a higher elevation pushed towards the centre. With reference to the 1987 Public Inquiry of the future development of Chantry Vale, and the Sproughton Parish Plan, any development should be of small, individualistic clusters of developments thus creating micro communities and so maintaining the

historically important character of Sproughton. The Parish Council considers the Master Plan proposals are for an urbanised development and contrary to the unique charm of Sproughton. Crime related examples indicate a lower occurrence of incidents within micro communities in comparison to an ever increasing rate of reports on neighbouring mass housing developments. The general layout of the road junction proposals lead the Parish Council to be concerned with regards to traffic congestion at peak travel times. The Parish Council deems the proposals to be ill considered with regards to access to the proposed development site and that the main A1071 traffic flow will continue to dominate the three junctions at the Beagle, Hadleigh Road and Poplar Lane. At present, traffic queues across the Beagle junction causing a considerable back-up of vehicles along the B1113, into Sproughton. The Parish Council has immense concerns regarding the proposal of creating two lanes at the Beagle roundabout and considers that the resulting queueing traffic will halt the traffic flow from the B1113; as well as the proposed modifications at the top of Hadleigh Road being inadequate for the left turn lane for Hadleigh Road. The Parish Council considers the plan to install additional traffic lights as the A1071 junctions will exacerbate the current peak flow queues. The traffic data passed to us so far has been made available without giving us verification and assumptions that will have been used in the computer modelling, the Parish Council is therefore unable to put forward meaningful assumptions and leading us to believe this information is unavailable.

It is the considered opinion of the Parish Council that if the developers' predicted traffic mitigation measures do not perform as expected, then we should require, and Babergh District Council should enforce, the transport infrastructure to be subsequently modified, at the expense of Taylor Wimpey, so that it performs as predictive.

In answer to question 2: The Parish Council considers (i) the mix of housing should include bungalows to fulfil the needs of our aging population; (ii) the size of each plot allocated to the private homes should be sufficient to allow home-owners to develop extensions to their properties and so be fit for all stages of life; (iii) the site should be developed as mixed communities and to be a true mix of dwelling size and type, thus developing community cohesion.

In answer to question 3: The Parish Council considers that varying property designs would be fundamentally important in creating micro communities, as in the existing small developments within Sproughton, and that each housing group should be a differently styled community.

In answer to question 4: The Parish Council considers Phase 1 to be over subscribed. The Babergh District Core Strategy has an approved allocation of 350 dwellings for the site and not 400, as proposed, ref. BDC C.S., approved 2014, P.6 of the Executive Summary of the C.S., section 4 – Growth & Development.

The Parish Council believes it is essential that it has access to the completed draft Transport Assessment before it can meaningfully comment on the traffic impact sheets provided, especially the basis and assumptions used in their creation. The traffic generated by this development and its overall impact on the existing peak flow congestion on the existing road is still a major infrastructure concern for the Parish Council. The 'knock-on' impact on the actual future traffic flows along the B1113, through Sproughton, is also a grave concern.

#### Wolsey Grange, Ipswich; Overall Master Plan

In answer to question 1: The Parish Council considers Phase 1 to be over subscribed. The Babergh District Core Strategy has an approved allocation of 350 dwellings for the site and not 400, as proposed, ref. BDC C.S., approved 2014, P.6 of the Executive Summary of the C.S., section 4 – Growth & Development.

With reference to page 9, of the Master Plan – ‘Potential Future Development’, the Parish Council considers the area highlighted as an ‘elipse’ (\*\*?\* is this right?) should be excluded from the Master plan, as it is not relevant to the proposed development.

The Parish Council is aware (i) that the proposed Wolsey Grange development sits within an Area of Designated Special Landscape; (ii) of the 1987 Chantry Vale Public Inquiry; (iii) that in 1989 a development proposal was rejected as Babergh District Council and Ipswich Borough Council were concerned to preserve the natural beauty of the area.

And so to counteract any call for additional housing in the area, the future development of the former beet sugar site, at Sproughton should be considered.

The Parish Council is aware that an application has been approved for the development of an Aldi superstore at Scrivener Drive, Ipswich, expecting to generate 1,500 vehicular movements per day; the Parish Council questions if this potential to affect the traffic model of Chantry Vale has been incorporated in the Wolsey Grange Traffic Model?

The Council considers the proposed Wolsey Grange development will set a precedent for creeping urbanisation and a ‘foot in the door’ for future developments throughout the Chantry Vale.

The Parish Council has been disappointed not to have been allowed the opportunity or for the community to have been consulted on the name of the proposed development. “Wolsey Grange, Ipswich” does not present an area specific connection and all local identity has been removed by referring to the proposal as an Ipswich development. The Sproughton Tithe Map of 1838 presents a cornucopia of possibilities to put forward localised naming opportunities, i.e. Poplar Farm development.

24 MATTERS RAISED BY MEMBERS

Cllr K.Barwick advised the Babergh District Planning Committee approval of planning consent for planning application no: B/15/00029/OUT had appeared to have been predetermined and there had been every intention of approving the application.

Cllr K.Barwick advised he had learnt of a proposed development of 150 homes at the Old Fison site, Paper Mill Lane, Bramford.

25 TO AGREE THE DATE, TIME AND PLACE OF THE NEXT PLANNING COMMITTEE MEETING

The next Planning Committee meeting will be on 8<sup>th</sup> July 2015 at Sproughton Primary School, Church Lane, Sproughton at 7.00pm.

The meeting closed at 8.20 pm.

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

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