

**MINUTES OF THE MEETING OF SPROUGHTON PARISH COUNCIL PLANNING COMMITTEE HELD AT THE BARLEY ROOM, TITHE BARN, LOWER STREET, SPROUGHTON ON 19<sup>th</sup> AUGUST 2015, AT 7.00PM**

Councillors present:

Cllr H.Davies, (Vice-Chair), Cllr K.Barwick, Cllr P.Powell

Mrs S. Frankis, Clerk & Responsible Financial Officer

Mr C. Harris

Mr J. Foster

Mrs A. Brennand

1 Sproughton Parishioner

The meeting was chaired by Cllr H.Davies.

35 APOLOGIES FOR ABSENCE TO BE RECEIVED

The Council resolved to accept the apologies received from Cllr S.Curl and Cllr V.Durrant.

36 TO ACCEPT MEMBERS DECLARATIONS OF INTEREST

No declarations were received.

37 TO CONFIRM AND SIGN THE MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON 22ND JULY 2015

The minutes of the meeting held on 22<sup>nd</sup> July 2015, having been circulated to all members, were confirmed and signed as an accurate record of the meeting.

7.05pm Cllr P.Powell arrived at the meeting.

38 TO CONSIDER PLANNING APPLICATION NO: B/15/01016; WOODFIELD, BURSTALL LANE, SPROUGHTON

The Council unanimously agreed to submit a recommendation of no objection to planning application no: B/15/01016.

39 TO CONSIDER PLANNING APPLICATION NO: B/15/00993; LAND TO THE NORTH AND SOUTH OF POPLAR LANE, SPROUGHTON; HYBRID PLANNING APPLICATION IN RELATION TO: OUTLINE PLANNING CONSENT AND FULL PLANNING CONSENT

Cllr P.Powell considered the 'Bat Survey' had not been undertaken with the detail as requested by the Parish Council, and that the 'Bird Survey' was short of a fully conclusive survey. However, the Parish Council acknowledged that it was unclear as to the level of detail that a developer is required to submit with an application. The Council considered it may need to ask Babergh District Council for a more detailed survey to be undertaken.

Mr J. Foster advised he had taken the Babergh District Council "Strategic Housing Land Availability Assessment Final Report, June 2009" as a source for the formulation of his response to the planning authority. Cllr H.Davies suggested the Parish Council should reference Mr J. Foster's submission and expand on the elements which would impact specifically on Sproughton. Mr C. Harris and Mr J. Foster, together with Cllr V.Durrant, agreed to look at the Transport Assessment associated with the planning application.

Mr C. Harris, having studied elements of the planning application, considered the land use north of the A1071 was unclear, as there was no reference to its use outside of the Masterplan. He raised

concerns regarding the cumulative impact on the roads and the inadequacy of the infrastructure. He requested that the Parish Council put forward the proposal of an A1071/A14 link road as a potential solution. He noted the application included predictions that there would be no impact on queueing traffic at the Wild Man junction; this is contrary to photographic evidence which shows queues are presently generated here.

Cllr H.Davies advised she had undertaken a comparison of the planning application documents with Babergh District Council Core Strategy policies; she had found a number of discrepancies;-

- (i) Policy CS7 references a site allocation of 350 houses, and approx. 350 houses. The application for 475 houses goes against this policy.
- (ii) Policy CS7 states that a Masterplan will be required which should avoid creeping coalescence with adjacent settlements especially in the Chantry Park area. The proposed development goes against this policy.
- (iii) Policy CS18 references the provision of housing for older parishioners. The application appears to go against this policy by not providing single storey dwellings.
- (iv) Policy CS19 references the requirement to provide 35% affordable housing; Phase 1 development only provides 20% affordable housing which means later phases will need a proportionally greater percentage in order to reach an overall 35%.
- (v) Policy CS15 prioritises the use of 'brown field' land, such as the former sugar beet factory; the proposed development site is virgin agricultural land. Therefore why can't the Sugar Beet site be used as an alternative?

The Sproughton parishioner clarified that as the proposed development site is an 'allocated' site, development will go ahead. However, the Parish Council could put forward proposals to ensure it will be an appropriate development. He suggested the Parish Council considers the 'Wild Life Act' as well as Babergh District Council Core Strategy policies, and suggested it considers biodiversity and traffic impact. He suggested the Parish Council should look at the proposed siting of the residential element of the development against the business element and should ask whether the planners sited the housing against the road to form a 'natural jump' to the other side, for a future phase of development? Therefore, the business element of the development needs to be adjacent to the village to form a natural buffer against spreading housing ('creeping coalescence'). He advised the Government now allows developers to renegotiate the affordable housing elements of proposed developments. A viability appraisal of a proposed development site is likely to have resulted from negotiations to reduce the affordable housing percentage and would not likely lead to an increase on future phases. He expressed dismay at the lack of engagement by the developer and Babergh District Council with the Parish Council. He suggested the Council should consider;-

- The impact of the proposed development on existing highways
- The cumulative impact on future developments in neighbouring districts
- Biodiversity surveys may need to be re-undertaken
- Consider the layout of the proposed development and the fluidity of the proposed development site in relation to the existing area;-
  - Noise
  - How does the proposed layout scheme coordinate a building core with the rest of Ipswich and Chantry? The residential units are as far away as they could be from the existing hub of Tescos and the Park & Ride scheme, thus discouraging residents to walk to existing services but to use their cars instead

8.00pm Mr J. Foster and the parishioner left the meeting.

Cllr K.Barwick asked if the Parish Council should consider engaging the services of an independent planner, to represent the Parish Council.

Mrs A. Brennand considered the architecture for the proposed dwellings should be influenced by the existing historical and agricultural buildings within Sproughton; the proposals show no architectural influence of the surrounding area. She expressed concerns regarding the lack of community engagement by Babergh District Council and other subjective points relating to her own personal issues, including drainage.

The Council agreed to hold a public meeting on Thursday, 3<sup>rd</sup> September 2015, at 7.30pm at the Tithe Barn, Lower Street, Sproughton.

40 MATTERS RAISED BY MEMBERS

There were no matters raised.

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

The next Planning Committee meeting will be held on 26<sup>th</sup> August 2015 at the Barley Room, Tithe Barn, Lower Street, Sproughton at 7.00pm.

The meeting closed at 9.05 pm.

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

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