

# **MINUTES OF EARL SOHAM PARISH COUNCIL MEETING**

**Held on Monday 14th November 2016 at 7.30pm**

## **AT EARL SOHAM VILLAGE HALL**

Present:, Cllrs Andrew Patterson, Lucy Murrell, Celia Peacher, David Grose, Mark Rutherford.

Clerk Not Present.

Minutes taken by Cllr Rutherford.

Cllr R Vickery County Councillor.

Public: 26 members of public attended (list of names held by Clerk).

The Minutes are in the order of the Agenda:

1. Cllr David Grose was unanimously voted in as Chair after the resignation of Cllr Tinkler. The ESPC wish to thank Richard Tinkler for his many years of service to the Parish.

2. Apologies for absence – Mrs Jane Page (Clerk)

3. Declarations of Interest - Lucy Murrell due to item 8 DC/16/4293/FUL (Cllr Murrell left the meeting before item 8 was discussed by the Parish Council)

4. To consider confirming the Minutes of the Parish Council Meeting of 12th September 2016 and the planning meeting minutes of 26<sup>th</sup> September 2016 - both the Minutes were confirmed and signed.

5. Public Comment.

6. Anna Goymer was co opted in as a councillor to fill the vacancy left by Cllr Jackie Barrow. Anna signed the Declaration of Acceptance.

6.1 Neighbourhood Plan.

The meeting was suspended so that Mr Bruce Hinton could circulate copies of his letter to the public present at the meeting (distributed previously to councillors) regarding the Earl Soham Business Centre, Yew Tree Court developments and the neighbourhood plan. This allowed time for the public to read his letter and ask questions.

The meeting then reconvened at 20:15

The Parish Council voted unanimously to support a Neighbourhood Plan for the village. The NP committee will seek additional funding from the community. All donations will be without bias. Councillors involved in the creation of the NP to attend training sessions.

The Parish Council felt that the covenant covering the driveway to the Business Centre and the Enabling Consent for development covered in the letter needed further investigation before being able to make an informed decision whether to support the offer or not.

#### 7. Cllr R Vickery report.

Cllr Vickery mentioned contacting Cllr Chris Hudson regarding help with funding for the Earl Soham Neighbourhood Plan.

On devolution the County Council are to vote soon.

Cllr Murrell commented on the recent increased damage to the grass verge along side the village green.

The meeting was suspended until 21:15 to allow the public present to discuss the planning applications.

#### 8. Planning Applications.

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DC/16/4142/FUL Yew Tree Court Plot 2 - Erection of new building (including satisfaction of conditions 2,4,7,11 and variation to condition 17 of OPP DC/15/2705/OUT 9th October 2015) B1/B8 use with new external hardstanding.

#### **The ESPC Objects to this application on the following grounds.**

**Design:** The metal clad construction and size of the proposal is not in keeping with and does not complement the existing buildings on the site.

**Parking:** Insufficient parking on site. The statement of use indicates five spaces for ten staff with no space allocated for visitor parking. Car sharing as proposed by the applicant whilst being ideal is neither enforceable nor practical.

**Use:** The application is for [B8] with some [B1] use. The Statement of Use shows the applicant intends to open a Retail outlet on site. This will be [A1] use and not within the conditions of the outline planning permission. This will set a precedent for possible future retail outlets at Yew Tree Court. Exclusion of retail units has been in force for both the Yew Tree Court and Moat Farm sites since 2005.

Operating hours. The applicant intends to operate from 08:00 until 20:00 Monday to Saturday. This is well outside the agreed time limits for the Yew Tree site of between 07:00 to 18:00 Monday to Saturday.

Size:It can be seen from the drainage plans for Yew Tree Court DC/16/4231/FUL, that the overall Yew Tree Court site has desires for further units. The outline planning for Yew Tree Court states the total additional floor space for the entire site should not exceed 1600m<sup>2</sup>. Plot 1DC/16/3524/FUL currently under consideration and Plot 2 together sum to 1622m<sup>2</sup>. With the additional units to follow at Yew Tree Court, the total floor space could result to being twice that stipulated in the outline planning permission.

Planning creep: The Parish Council would like its concerns regarding Planning Creep to be noted with regard to point 5 above.

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DC/16/4231/FUL - Engineering works to create a revised site drainage attenuation layout (as alternative to DC/15/2705) to include wetland balancing pond and retrospective consent for engineering works to infill for former lagoon.

**The ESPC Objects to this application on the following grounds.**

It can be seen from the drainage plans, that the overall Yew Tree Court site will greatly exceed the additional floor space of 1600m<sup>2</sup> as stipulated in the outline planning permission for expansion at Yew Tree Court. Plots 1 and 2 already exceed the 1600m<sup>2</sup> limit with applications for the other plots to follow.

The drainage of the site requires a vertical drop weir rather than a hydro-brake optimum to reduce the risk of flooding.

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DC/16/4293/FUL - Street Farm - Erection of 11 open market dwellings and 4 affordable including conversion of existing timber framed barn into 1 dwelling together with garages, access road, paved footway link to village centre, fencing, walling, landscaping, drainage, infrastructure and ancillary works. (all remaining existing buildings to be demolished).

**The ESPC Objects to this application on the following grounds.**

Principle of use: The application does not comply with SCDC Local Plan July 2013 Development Management Policy DM10 Protection of Employment Sites. The applicant has not adequately demonstrated that the site is no longer required as an employment site.

Design: The application can not be considered to comply with SP27d as there are no “clusters” of buildings adjacent to the site. Historically, Earl Soham has linear residential developments and not urban style estate developments.

Drainage: No drainage plans have been submitted with this application. This is of great concern as flooding onto the Brandeston Road is a common occurrence after heavy rain.

Boundary issues: A large proportion of the site is not brown field and therefore should not have been included in the design.

Health and safety: The proposed footpath in the application does not conform to that detailed in the Local Plan; A 'footway' defined in HA80 (Highways Act 1980) is a pavement at the side of the carriageway. The Parish Council is unconvinced that the proposed path will be used in practice especially at night as it will be very isolated.

Over development: Seven new houses are currently being built in the village. With this application for an additional 15 (16 on the plan) The Parish Council's view is that this would be too much development within a short time frame.

Setting a precedent: Sets a precedent for further expansion adjacent to this site leading to planning creep.

Other reason: The affordable homes are clearly segregated from the rest of the homes on the plan.



9. The Main Modifications consultation on the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan ends Monday 28<sup>th</sup> November 2016. Public present were informed.

10. Financials.

No cheque signing required.

10.1 Reports.

The Clerks report was read out by the Chair.

The meeting concluded at 21:45

Signed

Dated