

Little Waldingfield Parish Council

Approved Minutes of the Council Meeting held on Monday 21 October 2019 at 7.30pm at the Parish Room, Little Waldingfield

Present: Cllr Barbara Campbell (Chair), Cllr Chris White (Vice-Chair), Cllr Stewart Braybrook, Cllr Matt Foster and Cllr Tim Sheppard

Cllr Chris White chaired the meeting due to Cllr Campbells' declaration of pecuniary interest

Attendance: Cllr Margaret Maybury (District Councillor)

1. Apologies and Approval of Absences

Apologies were received from Cllr Delme Thompson and his absence was approved.

2. Declarations of Interests by Members and Requests for Dispensation

A pecuniary interest was declared by Cllr Braybrook and Cllr Campbell (Item 4a) who agreed to leave the meeting and not participate in the discussion of this item.

3. Contributions by Members of the Public

There were no issues raised by members of the public.

The chair indicated that members of the public could make contributions when item 4a was discussed.

4. Consideration of Planning Applications and Decision Notices

(a) BDC DC/19/03986: Application Received (Comments Due on 28 October 2019)
Land to Rear of Enniskillen Lodge, The Street, Little Waldingfield, CO10 0SU

The Chair introduced this item and Councillors discussed their concerns, followed by contributions from members of the public.

There was agreement that the planned development of the land to the rear of Enniskillen Lodge was inappropriate and members agreed to object to this planning application. They agreed that the Parish Council submit the following objection to Babergh District Council.

- The proposal as submitted represents an overdevelopment of the site. The housing type planned does not reflect the needs of the village, as stated in the Housing Needs Assessment, completed by AECOM and commissioned by the Neighbourhood Plan Steering Committee, which specifies the requirement for smaller, 2/3 bedroom dwellings. In fact, there is no evidence within the planning application documentation that the applicant has taken any account of the Neighbourhood Plan evidence base, in relation to housing needs, or otherwise.
- The provision of 21 new parking places appears too high for a development of 6 dwellings.

- In respect of the impact on Highways and traffic movement, the development will represent a substantial increase in traffic movement both through and around the village. There is no attempt to mitigate the increase in car use by the provision of financial support for public transport, such as the local bus service, or otherwise.
- The impact on the ecology of the site will be substantial, with the loss of an important environmental asset, namely the mature orchard in which the site is situated. The development will result in the loss of the majority of trees on the site and again, there is no attempt to mitigate this loss.
- There is no reference within the planning statement provided in support of the application, to section 66 of the Planning and Listed Buildings act of 1990, which suggests that a proper consideration of the impact of the development on the adjacent listed buildings and the Conservation area has not been undertaken by the applicant.
- Access to the development sits at the centre of Little Waldingfield and the centre of the Conservation Area. No access plan has been provided as part of the planning application, so it is not possible to assess whether the applicant is able to provide the visibility splays necessary for safe movement in and out of the site. Whilst there is some mention of demolishing the wall to the front of Enniskillen Lodge to provide the necessary visibility splays, there is no accompanying application for demolition and re-development of the wall, with the result that the impact of any new alignment of the wall on the adjacent listed buildings and the Conservation area, cannot be properly assessed at present.
- In relation to the reasoning put forward for the grant of planning permission, the Planning Statement submitted by the applicant, is based on the false premise that Babergh District Council does not have a 5-year housing land supply. In fact, it has been widely reported, including to the Parish Council itself by District Councillor Clive Arthey, who holds the portfolio for Planning, that Babergh District Council does in fact have more than a 5-year housing land supply.

5. Dates of the Next Meetings

- (a) 14 November 2019 (Agenda Items & Documents Received by 6 November 2019)
- (b) 12 December 2019 (Urgent Items Only)
- (c) 9 January 2020

Barbara Campbell, Minutes Taker
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 14 November 2019