

Little Waldingfield Parish Council

Approved Minutes of the Remote Council Meeting held on Thursday 10 December 2020 at 7.30pm via Zoom

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

Attendance: Cllr Clive Arthey (District Councillor), Cllr Margaret Maybury (District Councillor), Simon Ashton (Parish Clerk & RFO) and seven Members of the Public

1. Apologies and Approval of Absences

There were no apologies and absences for approval as all Members were present.

2. Declarations of Interests by Members and Requests for Dispensation

There were no interests declared or requests received by any of the Members.

3. Approval of Minutes of the Previous Meeting on 6 October 2020

Minutes of the previous meeting of the Parish Council on 6 October 2020 were received and approved as a true record. It was agreed that arrangements would be made for the minutes to be signed by the Chair once the restriction on physical meetings was removed.

4. Contributions by Members of the Public

Members of the public expressed interests in the first planning application on the agenda (Item 5a), the Council's future support of the GoStart community transport service and volunteers to clear a ditch on Church Road subject to any existing SCC responsibilities.

5. Consideration of Planning Application Consultee Comments

(a) BDC DC/20/04728: Application Received (Comments Due 14 December 2020)

Land to the East of The Street, The Street, Little Waldingfield, Suffolk

Members agreed that they objected to this planning application on the grounds detailed in the final report made available at the end of these minutes for information.

(b) BDC DC/20/04951: Application Received (Comments Due 14 December 2020)

Garden House, Holbrook Hall Park, Little Waldingfield, CO10 0TH

Members agreed that they did not object to this planning application.

(c) BDC DC/20/05002: Application Received (Comments Due 17 December 2020)

Butchers Cottage, The Street, Little Waldingfield, CO10 0SQ

Members agreed that they did not object to this planning application.

6. Neighbourhood Plan

(a) Comments prepared by the Neighbourhood Plan Committee on the first planning application (Item 5a) had been shared with Members for their consideration before the Council had made its decision earlier in the meeting.

(b) A summary of proposed responses addressing consultee comments received in connection with the Neighbourhood Plan had been shared in advance of the meeting. Following discussion, understanding that there may be further queries received from the examiner, Members approved the submission of the responses prepared.

7. Finance

- (a) The receipts and budget and payments and budget reports to 30 November 2020 were reviewed and the Council's latest budgetary position was noted by Members.
- (b) The bank reconciliation of activity to 30 November 2020 was reviewed and approved by Members.
- (c) Following discussion, Members approved the purchase of a pair of defibrillator pads and a replacement battery for £324.00 with an invoice to be provided in due course.
- (d) Payments were authorised in favour of the Parish Clerk's wages and office and personal expenses (£830.03), HMRC for income tax and NI (October to December 2020) (£53.20), Gardens Arb Business Ltd for grass cutting and spraying of weeds (2020) (£1,176.00), Babergh District Council for emptying dog and litter bins (2020/21) (£347.32) and Community Action Suffolk for the One Suffolk web site (November 2020 to October 2021) (£60.00). These payments were approved by Members.

8. Governance

- (a) Members discussed the vacancy of a councillor on the Parish Council. It was agreed that the qualification of any interested individuals could be checked by the Parish Clerk and shared for approval consideration at the next meeting.

9. Highways

- (a) Members were advised that there was no further progress to report relating to SCC's delivery of the replacement no parking posts on Church Road.

10. Consultations

- (a) Following discussion, Members agreed not to submit a response to the BDC CIL Charging Rates consultation by the due date of 24 December 2020.
- (b) Following discussion, Members agreed that the BDC Pre-Submission Joint Local Plan guides development and facilitates appropriate and acceptable growth in Little Waldingfield over the period 2018/37 and that confirmation of its support should be submitted by the due date of 24 December 2020.

11. Matters for Future Consideration

- (a) Consideration of Support for the GoStart Community Transport Sudbury Bus Service

12. Dates of the Next Meetings

- (a) 14 January 2021 (Urgent Items & Documents Received by 6 January 2021)
- (b) 11 March 2021 (c) The meeting finished at 8.45pm.

Simon Ashton, Parish Clerk
clerk.littlewoldingfieldpc@hotmail.co.uk
14 January 2021

Statement on behalf of Little Waldingfield Parish Council in respect of Planning Application Reference DC/20/04728.

Application for Outline Planning Permission (some matters to be reserved, access to be considered) - Residential development comprising of 14No dwellings (including 4No affordable), with associated access and parking facilities.

Land To The East Of The Street Little Waldingfield.

Little Waldingfield Parish Council has considered the above planning application and **objects** to it for the following reasons:

1. **The Local Plan** At the time of the preparation of this response, the Pre-Submission Draft Joint Local Plan (November 2020) is being consulted on by the District Council. It is a material consideration in the determination of the planning application. Given the stage that Joint Local Plan has reached, paragraph 48 of the NPPF provides that it should be given significant weight when considering planning applications. The application makes no reference to the Pre-Submission Draft Local Plan but relies on the content of the now superseded Preferred Options Joint Local Plan document.

Little Waldingfield is defined as a Hamlet in Policy SP03 of the Joint Local Plan, which states that "Settlement boundaries have been created.....in order to demonstrate the extent of land which is required to meet the development needs of the Plan."

The site is outside the Settlement Boundary as defined in the Joint Local Plan and, in accordance with Policy SP03, it is to be assumed that it is not required to "meet the development needs of the Plan".

Policy LP01 provides a policy framework for the consideration of proposals for windfall development in hamlets. It provides criteria which must all be satisfied to make a proposal acceptable. In considering the relevant criteria in the policy, the planning application:

- a) Would be detrimental to the character and appearance of Little Waldingfield and, in particular, on the character of the Conservation Area and the setting of the Grade I listed Church, in that it would necessitate the loss of trees and hedgerows along the frontage to accommodate a safe and visible access and it would result in the loss of identified important views from The Street to the Church and to the open countryside, as identified in the Neighbourhood Plan;
- b) Would extend ribbon development in the Conservation Area;
- c) Would not be for infill for a single dwelling or for a pair of semi-detached dwellings;
- d) Does not protect and enhance the biodiversity of the site;
- e) Does not give a commitment to mitigating climate change through the "implementation of sustainable construction practices and renewable energy technologies".

In respect of the Policies of the adopted Development Plan, the Policy CS11 of the Core Strategy (2014) requires development in Hinterland Villages (like Little Waldingfield) to meet a proven local need. The application fails to demonstrate this, particularly given that the emerging Joint Local Plan does not require this level of development in the village.

The Babergh DC 5-year Housing Land Supply has been met and so there is no housing need for the proposal. In addition, the application does not properly address the content of the extant Conservation Area Appraisal. The proposal is not sustainable as it would result in a car dominated development, contrary paragraph 103 of the Framework (NPPF).

The indicative layout plan demonstrates that the proposal would constitute over-development of the site. The impact of the proposed development on highway safety has not been adequately considered.

2. **Little Waldingfield Neighbourhood Plan** The Neighbourhood Plan ('NP') is currently undergoing the independent examination. While Policy SP04 of the Pre-Submission Draft Joint Local Plan makes provision for a minimum of 4 additional dwellings in the Parish between 2018 and 2037, the Neighbourhood Plan, in Policy LWD2, actually makes provision for around 10 dwellings. As such, the Neighbourhood Plan has met in full the Local Plan housing requirement and is in general conformity with the emerging policies of the Joint Local Plan. The proposal is contrary to the following policies of the NP:

Policy LWD1

The proposal is not commensurate with the limited services and facilities in Little Waldingfield.

It is outside the NP settlement boundary.

The applicant has not demonstrated that the 'exceptional circumstances' necessary for such development apply.

Policy LWD2

The proposal exceeds the housing requirement for Little Waldingfield in the NP.

Policy LWD3

The application site is not a housing allocation site in the NP.

Policy LWD9

Designates the site as Local Green Space and the proposal would lead to the loss of this LGS..

Policy LWD10

Identifies important views that contribute to the character and setting of the Village. It states that

"Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:

i Can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area; and

ii Conserves or enhances the unique landscape and scenic beauty within the Parish, having regard to the Suffolk Landscape Character Appraisal and the Neighbourhood Plan Village Character Assessment."

No, or no adequate Landscape Visual Impact Appraisal has been included with the application, despite sensitivities of the site and its setting. It is the opinion of the Parish Council, as supported by the Neighbourhood Plan Character Assessment, that the proposal would have a detrimental impact on the key landscape and built development features of the Village.

The application would have a detrimental impact on the views identified in the Village Character Assessment, some of which are also identified in the Conservation Area Appraisal published by Babergh District Council in 2007.

Policy LWD11

Provides that proposals should, except in exceptional circumstances, “avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds.” Trees and hedgerows along the frontage of the site are protected by a Tree Preservation Order and, in accordance with Policy LP01 of the Joint Local Plan, priority should be given to the protection of these natural features given that the site is outside the Settlement Boundary and not required to meet the local housing needs of the Parish.

Policy LWD13

Seeks the protection of designated heritage assets in the Neighbourhood Plan area, including their setting. The proposal is contrary subparagraphs (a), (b), (d) and (e) of this policy. As set out in the consultation response to the application from the District Council’s Heritage and Design Officer dated 20 November 2020, the proposal would:

“...likely erode a key aspect of the character and appearance of Little Waldingfield Conservation Area.” and “.....not inconsiderably erode the contribution the site makes to the setting and thus significance of various listed buildings, including the Church of St Lawrence, Wood Hall and Maltings Farmhouse.”

Policy LWD15

Sets out a number of criteria against which proposals, as appropriate, should be considered. The proposal is entirely contrary to:

- Criteria (a) & (b) and the need to preserve or enhance the Village’s Heritage Assets, views into or out of the Conservation Area and appearance of the Conservation Area;
- Criteria (d) in respect to scale, massing and alignment; and
- Criteria (e) in relation to the impact on the Heritage Assets and their context.

Policy LWD17

Provides that:

“Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.”

While it is noted that the application is in outline form, the indicative site layout makes no provision for sustainable drainage systems on site.

Little Waldingfield Parish Council,

11 December 2020.