

STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE
6 JUNE 2023, 7.30PM AT THE VILLAGE HALL

Present: Martin Nielsen (MN) – Chairman
Vivienne Klimowicz (VK)
Adam Sedgwick (AS)
Vicki Gibbins (VG)
Fred Grosch (FG)

Apologies: Sean Fry (SF), Stevie Bezencenet (SB)

In attendance: James Dark – Clerk (JD), Isabelle Reece (IR) – Babergh District Councillor, Jeremy Bloomfield (JB) – Chairman of the parish's Neighbourhood Plan Group (7.30-8.20), Lizzie Ling/Jo Wood from BDC's Community-Led planning for Places Pilot (7.30-8.20)

1 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Following the council elections in May, MN was elected chairman of the committee and Sean Fry Vice-Chairman. SF had indicated his willingness to stand before the meeting.

2 APOLOGIES FOR ABSENCE

See above. Apologies and the reasons given were accepted.

3 DECLARATIONS OF INTEREST IN ANY AGENDA ITEM

None declared.

4 PUBLIC FORUM

No matters were raised.

5 BDC's COMMUNITY-LED PLANNING FOR PLACES PILOT

The BDC team outlined how a People and Place Plan would provide a planning statement the district council must have regard to (subject to legislation passing as intended) and act as a step towards a full NHP.

The team offered to assist in drafting the P&P plan if the NHP Group decides to proceed with that option, and send relevant documents to NHP Group.

JB indicated that the possibility of drafting a P&P Plan would be discussed at the next NHP Group meeting.

6 MINUTES

6.1 Minutes of the previous meeting

The minutes of the meeting held on 2 May 2023 were approved and signed.

6.2 Actions from the previous meeting not covered elsewhere on the agenda

- It was noted that BDC had not accepted the response to the JLP Modification consultation as it had been submitted late. If the opportunity arose the points made relating to rural exception sites and community-led affordable housing would be re-submitted at an appropriate point in the process.

- AS reported that he would be contacting Tendring Hall Estate to request a meeting on:

- (1) De-registering ownership of parcels of land on The Downs incorrectly registered to the estate, so that the parish council could register them;

- (2) Any issues relating to the parish council registering ownership of the Village Green.

The clerk would provide support at a meeting if required.

7 PLANNING APPLICATIONS

7.1 Applications DC/23/02318/19 – 3 Polstead Street

No comments to be submitted in response to the consultation.

7.2 Application DC/23/02356 – Stoke by Nayland Club

No comments to be submitted in response to the consultation.

7.3 Application DC/23/02423 – Giffords Hall

No comments to be submitted in response to the consultation.

7.4 Application DC/23/01089 – 5 Sudbury Road

The additional information provided by the applicant was noted. It was considered that if the application is approved on safety ground it would create a rationale to open the whole frontage of Sudbury Road for driveways. In addition, it was noted that the information remained incomplete as it did not include a section showing the levels, making it difficult to assess implications for the footpath and the gradient from the proposed driveway to the road.

Action: AS to draft a note on these issues to add to the parish council's response, and send to the Clerk for submission.

7.5 Application DC/23/02623 – 4 Thorington Villas

8 PLANNING DECISIONS

8.1 Applications DC/23/01100/01– the Cottage, School St

Approval of the application was noted

8.2 Application DC/23/01776 – The Old Vicarage

The decision on discharge of conditions was noted

8.3 Application DC/23/01011 – The Lodge

The decision on discharge of conditions was noted

8.4 Application DC/23/01781 – Scotland Hall Farm

The decision on discharge of conditions was noted

8.5 Application DC/23/01372 Crockleford House

Approval of the application was noted.

During discussion it was reported that BDC's senior planning team had not responded to the request to schedule the agreed regular meeting.

Action: Clerk to contact BDC to request dates.

9 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

9.1 Update on UKPN works on The Downs

AS reported that the light on the Downs had now been removed, albeit some years after the original request had been made as part of the specification in the streetlighting project. Residents had been informed and no feedback had been received.

AS further reported that UKPN rewiring activities in the area potentially raised the possibility of reviving undergrounding of cables in The Downs area as a more limited revival of the Box Valley South Scheme.

Action: AS to contact AONB Project to raise this possibility.

MN reported that UKPN has started preparatory work for the Box Valley North undergrounding scheme.

9.2 Update on National Grid Bramford-Twinstead proposal

MN reported that the proposal had been accepted by the Planning Inspectorate for examination and the deadline for registering an interest and the matters with which the parish council is

concerned is 18 July. MN had met the alliance of local parish councils which had developed joint responses during previous consultation stages and a similar joint approach could continue.

9.3 Update on Boxted Bridge

MN reported that Save Our Bridge would be funding a report from a traffic engineer to support objections to ECC's application for remodelling the bridge. The next step would be to appoint a planning consultant to challenge the application on planning grounds.

Action: MN to send IR a link to the application page on BDC's planning portal so she can familiarise herself with the parish council's position expressed in consultation responses.

10 NATURAL ENVIRONMENT

10.1 Maintenance of footpaths

MN reported that footpaths are overgrown but SCC teams will be attending to them as per the cutting schedule.

It was noted that the path bypassing the gate near Poplars Farm is overgrown and needs maintaining.

Action: Clerk to write to Tendring Park Estate asking for the path to be maintained.

MN reported that he had made the Estate aware of damaged gates on the footpath below Black Fen and that the Estate would ask the tenant to repair the. This would be monitored and reported again if no action is taken.

A report from IR on overgrown footpaths in Thorington St that had been circulated before the meeting was noted. It was reported that weather conditions had caused unusually rapid growth. Given the exceptional circumstances it was agreed that the work should be commissioned from volunteers where possible or the grasscutting contractor on appropriate routes not on SCC's schedule. On other routes not practical for the contractor or volunteers to maintain the cutting would be done by SCC as per its schedule.

Action: FG volunteered to trim back a short length of path near his house.

Action: Clerk to contact CO10 to make them aware that MN will be in touch to brief them to cut the path to Wick Road.

It was noted that SCC should be asked to add the path to Wick Road to its cutting schedule for next year at the appropriate time.

AS reported that work is required to trim back the area above The Downs path to prevent competition to wildflowers.

Action: Clerk to contact CO10 to request that they contact AS for a briefing/supervision for this work.

It was noted that the path running from the Guildhall past the allotments is overgrown, and that cutting back vegetation on this important route may be work the AONB management team may undertake.

Action: VK to ask the AONB manager to meet her and AS on site to discuss the work required.

11 DATE AND TIMING OF NEXT MEETING

Tuesday 4 July 2023 at 7.00pm – Venue: Village Hall.

The Chairman closed the meeting at 9.25pm.