

STOKE BY NAYLAND PARISH COUNCIL
DRAFT MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 2 May 2017 AT 7.00 PM

Present: Jeremy Bloomfield (JB)
Vivienne Klimowicz (VK)
Isabelle Reece (IR)
Adam Sedgwick – Chairman (AS)

In attendance: James Dark – Clerk (JD)

Apologies: Stevie Bezencenet (SB), Martin Nielsen (MN)

1 APOLOGIES FOR ABSENCE

See above.

2 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 4 April 2017 were discussed and a correction agreed.

3 DECLARATIONS OF INTEREST

None.

4 PLANNING APPLICATIONS

None had been received.

5 PLANNING DECISIONS

The planning decisions listed in the agenda were noted.

6 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

6.1 BDC five-year land supply - to discuss draft letter from planning committee chairs of Nayland and Stoke by Nayland PCs

6.1.1 Five-year land supply

Members of the committee confirmed they had received AS's draft letter to BDC asking for clarification on five-year land supply issues.

AS explained that following a judicial review overturning planning permission on a small site in East Bergholt, BDC's view is that the implications mean it no longer has sufficient sites to provide for its five-year land supply.

AS expressed scepticism that the implications could be so severe, but regardless of whether they are or not, this is BDC's position. The committee noted that this could have major implications.

During discussion, committee members considered that BDC could now seek to develop a larger number of smaller more disparate locations rather than previously earmarked larger sites. This could lead

to BDC officers looking more sympathetically on planning applications in new areas. In the absence of credible information from BDC, it was also suggested that it is possible that BDC may welcome the situation and the potential opportunity it may provide for development on areas outside the previously designated sites.

The committee considered that it would be important to understand any implications for AONBs, and agreed that BDC should be asked to clarify how AONBs may be affected.

6.1.2 Strategic Housing Market Assessment

BDC is carrying out a SHMA. Correspondence from BDC appeared to indicate that the SHMA would resolve the lack of a five-yr land supply. The committee was sceptical that this would be the case as the SHMA's scope will not show where housing is needed, the requirements for supporting infrastructure, or the land available to meet the demand.

6.1.3 Signatory from neighbouring PCs

AS said that Nayland PC does not have a planning committee and therefore he would approach the PC Chair for signatory. Members suggested that other neighbouring PCs should also be asked to sign the letter.

Action: In light of the discussion, AS agreed to expand the draft letter to request information on specific implications highlighted by the committee and make clarifications requested by members. He would then circulate the revised draft to members.

AS agreed to approach other neighbouring PCs for support and signatory.

AS will send a 'solo' letter from the committee if no support is forthcoming from other PCs.

6.2 To report on correspondence from BDC with regard to arranging a meeting on a Housing Needs Survey

Although BDC has now arranged a meeting with the PC and neighbouring PCs (May 18) to discuss taking the survey forward, AS cannot attend on this date. Members only agreed this date due to the prolonged and severe difficulties in gaining a commitment from BDC to attend a meeting.

The committee reiterated its longstanding dissatisfaction with BDC officer availability to respond to committee/PC requests for information on taking the survey forward.

Action: JD to write to the chief executive of BDC outlining the committee's/PC's concerns over BDC officer availability.

6.3 To discuss local plan letter from Babergh Alliance of Town and Parish Councils

The Alliance has written to PCs outlining the case for adopting Neighbourhood Plans, and proposing that PCs should lobby BDC on the role Neighbourhood Plans can play in shaping BDC's Local Plan. The committee was previously unaware of the Alliance's existence. The extent of its membership and aims are not stated on its website. The committee did not consider that the Alliance's letter made an adequate case for the PC to develop a Neighbourhood Plan. The committee noted that Neighbourhood Plans can be costly to produce.

Action: JD to write to the Alliance requesting details of its membership, aims/objectives and how its lobbying role differs from SALC's.

6.4 Open Spaces Survey

VK explained her drafting of the PC's response to the Babergh District Council Open Spaces Survey. JD was asked to fill in the details for Tendring Park Cricket Club. The committee resolved that the response should then be sent.

Action: JD to send survey response to BDC.

7 PLANNING MATTERS ARISING

7.1 Update on 2 The Blundens

VK reported that BDC had told the homeowner to stop work on the development while it made a ruling.

Action: The committee will continue to monitor the situation.

7.2 Update on undergrounding of power cables and to agree action to draft a letter

No further information was available to the committee since the April meeting. It was resolved that AS should write a letter to UKPN.

Action: AS to circulate draft letter for comment.

7.3 Konings intention to extend production on Boxford site

AS reported that other PCs had not responded favourably to the idea of a joint meeting with Konings. It was resolved to ask Konings to host a site visit so that the committee could understand the potential planning proposals.

Action: AS to write to Konings requesting site visit.

8 DATE OF NEXT MEETING

Tuesday 6 June 2017 at 7pm

There being no further business, the Chairman closed the meeting at 7.36 pm.

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Chairman

Date