

**STOKE BY NAYLAND PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 3 JULY 2018 AT 7.00 PM**

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| <b>Present:</b>       | Jeremy Bloomfield (JB), Chairman<br>Martin Nielsen (MN), Vice-Chairman<br>Vivienne Klimowicz (VK),<br>Isabelle Reece (IR),<br>Adam Sedgwick (AS) |
| <b>Apologies:</b>     | Stevie Bezencenet (SB)   |
| <b>In attendance:</b> | James Dark – Clerk (JD)  |
| <b>Public:</b>        | Two members of the public were present (7.05-7.25)   |

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**1 APOLOGIES FOR ABSENCE**

See above

**2 DECLARATIONS OF INTEREST**

None

**3 MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 5 June 2018 were approved and signed.

**4 PLANNING APPLICATIONS**

**4.1 Application DC/18/02836 – Hill Farm (Konings)**

The committee noted that Konings had withdrawn its original application. Members questioned whether BDC and the Local Enterprise Partnership could have engaged more effectively with the company to find an alternative site which could have provided new jobs while preventing unsuitable development in an AONB.

When considering the new smaller-scale application, members expressed concerns over:

- The proposal for a considerable increase in the roof height to 15 metres
  - The lack of justification for this height
  - The design of the roof
  - The possibility that the application may be a precursor for ‘planning creep’ on the site.
- The chairman agreed to hear from the public who raised additional concerns including:
- The impact of the current factory’s water consumption on residents’ supply
  - The additional vehicle movements forecast to the site
  - Uncertainties over the company’s strategy for the site raised by the application, aspects of which appeared to imply that there may be plans for future expansion.

Given the complexity of the application, it was agreed that BDC should be asked to extend the consultation period.

**Action:** Clerk to ask BDC for a two-month extension to the consultation period.

**5 PLANNING DECISIONS**

**5.1 DC/18/01341 – Old Vicarage Cottage**

The committee noted the decision on conditions related to the application.

**6 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT**

**6.1 Planning conditions – reference B/15/01270**

It was noted that BDC had not responded to the clerk’s letter on compliance with conditions.

**Action:** Clerk to ask councillor Melanie Barrett to request that BDC respond to the clerk’s letter.

**6.2 Undergrounding developments**

It was agreed to defer a report on Scotland Street developments to the full council meeting which would follow the planning meeting.

VK asked whether the overhead cable on School Street would be undergrounded. AS confirmed that this is envisaged under current plans.

AS raised the possibility of using any forthcoming upgrades to the school’s broadband as the anchor for a project to improve internet provision for residents on School Street, which could be combined with the undergrounding works. As a first step it would be necessary to understand whether the school’s internet provision is satisfactory.

**Action:** VK to contact the relevant school governors to determine whether the primary school is satisfied with its internet provision and if not whether BT’s Openreach initiative could help.

**6.3 SCC Minerals and Waste Local Plan consultation**

It was noted that there were no significant changes relevant to the parish in the current consultation proposals. Therefore the committee would not respond.

**6.4 BDC consultation on Statement of Community Involvement**

Members noted that the changes proposed in BDC’s consultation were unclear because there was no comparison between them and current practice.

**Action:** Clerk to write to BDC asking it to provide information on how the proposals differ from current arrangements.

**7 DATE OF NEXT MEETING**

Tuesday 7 August 2018 at 7pm in the Village Hall

The Chairman closed the meeting at 7.25pm.

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Chairman

Date