

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 4 SEPTEMBER 2018 AT 7.00 PM**

Present:	Martin Nielsen (MN) – Chairman Jeremy Bloomfield (JB) - Vice-Chairman Vivienne Klimowicz (VK) Isabelle Reece (IR) Adam Sedgwick (AS)
Apologies:	Stevie Bezencenet (SB)
In attendance:	James Dark - Clerk (JD)
Public:	BDC councillor Jennie Jenkins, SCC councillor Gordon Jones, 4 members of the public; 7.20-7.40pm: BDC councillor Melanie Barrett, SCC councillor James Finch

1 APOLOGIES FOR ABSENCE

See above

2 DECLARATIONS OF INTEREST

None

3 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 7 August 2018 were approved and signed.

4 PLANNING DECISIONS

4.1 DC/18/03467 - Woodland West Of Keepers Lane

The committee noted approval of the application.

4.2 DC/18/03046 – Brunnings Farm

The committee noted approval of the application.

Members expressed concern that BDC had not notified the parish council of the application which related to a property on the border of the parish. It was noted that this was the second time in the past year that BDC had failed to do so, raising questions over BDC's processes. While this application appeared to present no significant issues, the previous instance of failure to notify (Beachams Farm) related to an application the council had objected to after it was drawn to members' attention by sources other than BDC.

Action: Clerk to report the issue to BDC and request that it reviews its processes so that all future applications within the parish and close to its boundaries are notified to the parish council.

5 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

5.1 Conditions relating to reference B/15/01270

The clerk reported that BDC's enforcement officer had visited the property and would inform him of any findings shortly.

5.2 BMSDC consultation on joint housing strategy

The clerk reported that details on how to participate in the consultation would be available on 5 October and the consultation would run to 2 November. Members expressed concern over the short timescale which would not allow the committee to consider the proposals within its scheduled meeting dates.

Action: Clerk to write to BDC pointing out that the consultation period is inadequate and that an extension would be necessary.

6 PLANNING APPLICATIONS

6.1 Application DC/18/02836 – Hill Farm (Konings)

MN thanked VK for inviting BDC councillor for Leavenheath and Assington, Jennie Jenkins, and SCC councillor for Samford, Gordon Jones, to attend. Jennie Jenkins clarified that, as a member of BDC’s planning committee, she was attending to listen rather than express an opinion. Gordon Jones clarified that he was attending in a listening capacity as well.

MN opened the meeting to comments from the public. Concerns expressed included:

- The possibility of planning creep
- Additional HGV traffic and dangers from these vehicles on narrow village streets
- Visual intrusion, noise pollution, light pollution and loss of tranquility in the AONB.

The committee then considered a note MN had circulated before the meeting providing additional research to elaborate on specific concerns identified at previous meetings. Members expressed dissatisfaction with Konings’ approach of refusing site visits to parish councils, particularly given BDC councillor Melanie Barrett’s initial assurances on this matter. The committee rejected the company’s view that it had provided all relevant information. Specific issues set out in MN’s note were discussed.

Current and future labour levels and sourcing: It was noted that:

- Very few employees are local to the area
- It is unclear how many new jobs, if any, the application would create if approved.

Increased car parking: The need for increased parking was not clear. However, the committee agreed not to object on these grounds, and that it would be speculative to make a connection between increased parking and possible planning creep.

Increased HGV movements: As the projected increase in HGV movements would remain within existing consents, it could not provide grounds for objection. However, if the current application is approved, the committee agreed that BDC should apply conditions to mitigate the impact.

Increased building height to 15 metres: It was agreed that the visual impact on the AONB of the proposed height would be highly detrimental. It was noted that the application had not provided an explanation as to why this increased height would be necessary or considered alternatives. It was agreed that the parish council’s response should emphasise that BDC should consider the proposal a major development, and that in this context the application should be rejected in line with the requirements of the National Planning Policy Framework. The committee also considered that, as set out in the NPPF, BDC should have been more proactive in influencing Konings to engage with communities before submitting its application.

Pitched roof: Visual intrusion impacts were noted.

Utility supply impacts: The committee noted that the application does not provide assurances over the potential impact on local utility supply requirements.

Action: Clerk to draft a response to the application objecting on the grounds identified.

8 DATE OF NEXT MEETING

Tuesday 2 October 2018 at 7pm in the Village Hall

The Chairman closed the meeting at 7.40pm.

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Chairman

Date