

Minutes of the Tuddenham St Martin Parish Council meeting held on 21<sup>st</sup> March 2023 commencing at 7.30pm at the village hall.

Present: Mrs H Hollier, Mrs J Ellinor, Ms P Procter, Mr D Lugo, Mr R Blake, Mr C Hedgley (District Councillor) and Mrs C Frost (Clerk). There were 4 members of the public at the start of the meeting and 5 more members of the public arrived during the meeting.

1. **Election of Chair for the purpose of this meeting** Mrs Hollier proposed Ms Procter. This was seconded by Mrs Ellinor and **unanimously approved**.
2. **Chairman's Welcome and Apologies** Ms Procter welcomed everyone present to the meeting. Apologies had been received from Mr Pipe (Parish Council Chair), Mr Brightwell (Parish Council Vice-Chair) and Mr Bird (Parish Councillor).
3. **Public Forum** No additional Items were raised.
4. **To receive declarations of interest** Mr Blake declared a neighbour interest in Item 5. (a) and would not take part in the Parish Council consideration of this Item. **It was unanimously approved to move the order of Items to accommodate attendance.**
5. **Planning Matters, including:**
  - (a) Amendments made to planning application DC/22/3748/FUL. Residential Development for 25 new dwellings in Keightley Way. This Item was moved to later in the meeting.
  - (b) IP/22/00013/OUTFL Land to The East of Westerfield Road and South of The Railway Line, Red House Farm, Westerfield Road. Hybrid Application - Full Planning permission for the two means of vehicular access and all pedestrian and cycle accesses off Westerfield Road. Outline planning application (all matters reserved) for a mixed use development for up to 1,020 dwellings (Use Class C3), a local centre (to accommodate up to 800 sq m of net floorspace within Use Class E and/or hot food takeaways and/or public house), a Primary and Secondary School (both Use Class F1(a)); potential temporary school vehicular access from Westerfield Road; cycle and pedestrian access from Tuddenham Road; provision of formal and informal open spaces and other landscaped areas and play areas; provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems); landscaping and engineering works (including ground remodelling and enabling works). Works proposed will affect Tree Preservation Orders within the application site. This application was considered in light of the comments previously submitted (March 2022). An email, which had been received by the Parish Council and some village residents from Save Our Country Spaces (SOCS), had arrived earlier in the day and contained a flyer calling for objections to the application. It was also noted. The web address for the SOCS article is <https://socsnews.blogspot.com/2023/03/blog-post.html>  
**It was unanimously approved to reiterate the comments submitted March 2022.** It was noted that the Community Facebook page (which is independent of the Parish Council) would include the article received from SOCS.
  - (a) Amendments made to planning application DC/22/3748/FUL. Residential Development for 25 new dwellings in Keightley Way. Mr Blake removed himself from the Parish Council to the public area of the meeting. Ms Procter explained this application was being considered again following amendments submitted to the original application. Ms Procter also explained that the meeting would be temporarily adjourned in order to receive public comments. After the temporary adjournment, and after taking into account the public comments, the meeting would reconvene for the Parish Council to consider the comments to submit to the District Council for their decision on the application. It was understood that anyone that had submitted comments to the original application would have been notified by the ESC Planning Dept. of the amendments submitted by the applicant and that anyone would be able to submit comments to the amendments.

The meeting was temporarily adjourned in order to receive public comments.

These included:

- It was unclear, from the documents submitted by the applicant, what had changed from the original application.

The development layout from the original and amended applications were projected next to each other to show everyone present an overview of the changes. The Applicant responses to the Consultee Comments to the original application were also referred to.

- The applicant seemed to have made the minimum of changes to address some issues raised by statutory consultees.

Cycle paths and pedestrian access to the playground had been changed. Minor alterations had been made to the parking spaces. 2 of the affordable rent properties had been changed from 2 beds to 1 bed.

- There had been no significant changes to the original application.

A discussion followed about the planning process, of whether and how the Planning Dept. would take notice of objections raised. There was a reminder that comments should be about 'Material' Planning matters.

- The applicant had only paid 'lip-service' to comments from Highways.
- A site visit should be needed to make the decision about this application in view of the particular problems about the location and access.

In response to a question, Mr Hedgley reported that site visits by the Planning Committee could be requested and might be considered, but the Parish Council would need to get the application to Committee referral level, as the land allocated for development was part of the current Local Plan and he felt the Planning Officer would be minded to approve the application.

- A main objection is access to the site, including from unsuitable approaches (The Hill and Westerfield Lane).
- The amendments had not addressed any concerns raised about the access problem.
- There is no room for a footway on The Hill to make a safe footway to the rest of the village.
- The Hill is too narrow for construction traffic to the site.
- Westerfield Lane is an unlined, single-track road with passing places and unsuitable for access to an additional 25 houses.

A discussion followed about the need to have the decision considered by the Planning Committee and how this application compared to the approved Chapel Fields development in Grundisburgh which also had a single-track road as access. It was however thought that the Grundisburgh development had a public footpath to access village facilities.

- No safe access from Keightley Way to main part of village and access to public transport.
- Have emergency services replied? There won't be enough room for access by emergency vehicles.

The reply from Suffolk Fire was referred to, a discussion followed about the highway measurements needed for emergency vehicles, and a question was asked about the possibility of photographic evidence being put forward about the unsuitability of the local highway network for this development. This was especially in relation to emergency vehicles most likely not having adequate access to the site and local highway network.

A question was also asked about traffic surveys on Westerfield Lane and it was reported that volume and speed had been measured in relation to the Quiet Lane scheme. This had shown that the speed and volume was at the upper limit allowable for Quiet Lane approval.

It was also reported that it was understood that the traffic volume was assessed as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) for the East Suffolk Local Plan. There was no recent assessment and it was felt that higher volumes of traffic were now using Westerfield Lane.

In reply to a question, everyone was advised to re-register their objections and comments that had been made to the original application.

In reply to a question about developments in the district area going ahead, including at this site, Mr Hedgley reminded everyone that the Local Plan is Policy for the District Council, and that if an application is minded to be approved, then comments should be put forward to mitigate negative impact from the development.

Ms Procter reconvened the meeting for the Parish Council to consider comments to submit to the Local Planning Authority at East Suffolk Council for their decision on the application.

Mr Blake left the meeting.

Parish Councillors considered the village comments put forward earlier. Parish Councillor comments included:

- There is still a problem with the size and character of the development in context with the local existing area.
- The village already has severe parking problems.

- Could the development be adjusted to provide better parking for the local vicinity if it were approved?
- We should re-state the objections previously made.
- The comments to go forward should state that the Parish Council continue to object to this development.
- The site cannot be viewed in isolation.
- There is no site connectivity with the main part of the village (access to facilities, including public transport).
- The amendments have not addressed major concerns raised by the Parish Council.
- There is no footway or pedestrian access to services.
- The Parish Council comments should refer back to the site meetings with Suffolk County Council (SCC) Highways (including with David Chenery) when the Parish Council were advised that it was not possible to extend the footway.
- Acknowledge that there is 1 extra parking space, as a result on the amendments, but still feel there is insufficient parking which will exacerbate parking issues already in the village.
- 3 of the 4 access points to the village are 60mph until the built-up area of the village.
- There is serious concern at peak time traffic and unsafe approaching speeds have been registered by the Speedwatch Team.
- Cannot see that the request for construction traffic to use alternative route has been looked at.
- Construction traffic will be a nuisance to local residents.
- The comments should also include reference to the holding objection put forward from SCC Highways. Their comments have not been addressed in full.
- Traffic impact upon residents' daily routine, especially 7am to 9am and 4pm to 6pm.
- Traffic volume has increased since the Local Plan preparations.
- Any construction plan will need to take into account peak travel through the village.
- The Parish Council are aware that in the region of 7 or 8 residents close to the site are on night shift.
- Keightley Way is not suitable as a main access for construction traffic if the development is approved.
- Construction traffic should be prohibited from The Hill. In the event of approval, access should be from south of Keightley Way, although the majority of this highway is single track.
- A question arose about where the construction workers would park if the development gets approval. Usually, on-site parking is organised before construction begins. Keightley Way will be gridlocked.
- The main priority should be that there is no safe pedestrian or cycle access to the site.
- It would be hoped that Parish Council opinion would be taken into account as representatives of residents.
- Refer to the volume and content of Consultee responses.
- Cannot look at this development in isolation but it needs to be taken into account of how it will relate to the rest of the village.
- Request that this application is referred to the Planning Committee for consideration in view of the serious concerns raised.
- Request a site visit is needed to correctly assess the site and local highways.

There was additional discussion about the response from East Suffolk Housing regarding the minimum requirement of starter/affordable homes, and the Parish Council request to the original application, for Chris King ((Design Champion and Specialist Services Manager at ESC) to be consulted.

**The comments to be included in the response from the Parish Council were unanimously approved.** The Clerk would email the draft response to Parish Councillors for final approval before submitting to the District Council in time for the 27<sup>th</sup> March 2023 deadline.

Ms Procter reported that she would be attending the East Suffolk Planning Alliance meeting on Saturday, which was due to be held at Grundisburgh village hall.

**6. Items for the next Agenda** To be advised.

**7. Date of next scheduled meeting** 16<sup>th</sup> May 2023 (this would be the Annual Parish meeting starting at 7pm and followed immediately afterwards by the Annual Parish Council meeting).

The meeting closed at 9pm.

Mrs C Frost - Parish Clerk. Tuddenham St Martin