

# **HOLTON ST MARY PARISH COUNCIL**

## **MINUTES OF PLANNING COMMITTEE**

**HELD ON Tuesday 8<sup>th</sup> December 2020**

**at 8.00 p.m. via video conferencing**

**Present:** Sally Thurlow (ST), Claire Rowan (CR), Mark Anderson (MA), Jan Cheng (JC), Liz Sims (Clerk)

District Councillor: John Ward (JW)

Members of public: 6

**1. Election of Chair:** ST took the chair – no election of chair required.

**2. Apologies for Absence:** Oliver Greene (OG), Richard Appleton (RA), Erik Ellis (EE) who declared an interest in the application as a member of Brett Vale Golf Club

**3. Declarations of Interest:**

CR as a resident of Bacon's Green may have an interest if the planned HGV route is re-directed via Bacons Green, this has occurred in a previous development at the Applicant's site.

**4. Planning Applications:**

**Planning Application No: DC/20/05024**

**Location: Brett Vale Golf Club Noaks Road Raydon Suffolk IP7 5LR**

**Proposal:** Re-modelling and re-landscaping works to the eastern half. Addition of new dedicated warm up area, golf practice academy featuring x3 practice greens and bunkers, 'Golf Pod' (enclosed netted space) and new irrigation pond.

The application was discussed, comments and concerns were raised by the Public and Councillors as follows: -

Noise, dust, and increased traffic volume, impacting the village especially on the older properties, created by the proposed import of aggregate material from (brownfield) construction sites with a timetable of 158 HGV's to pass through the village daily for a minimum of 5 days a week (sometimes six) for 2 years.

Concern regarding the makeup of the waste to be carried, there appears to be some inconsistencies in the planning paperwork regarding the content of the waste. John Ward advised that the planning official had suggested it would be 90% topsoil and sand. The waste would not just be topsoil, it would be (inert) waste products from (Brownfield) construction sites, including concrete, tiles and hardcore and could potentially include contaminated products. The oversight of so-called inert waste from construction sites involves little or no scrutiny to check for toxins or other contaminants (asbestos for

example). Questions raised regarding a licence for this landfill material will be pursued by John Ward with Suffolk County Council.

The plans indicate removal of trees and vegetation from the site that were planted when the golf course was originally granted permission, 25 years ago as part of the conditions for approval and these are nearing maturity. These are not mentioned in the ecology report. Removal of trees and vegetation would also remove the undulation of the site (that make it interesting and a visual amenity).

Possibility of HGV's being re-directed via Bacon's Green instead of the planned route of Noaks Road, this occurred when a previous development occurred at the site; Noaks Road to Bacons Green is a single-track road with no verge or refuge points and is part of National Cycle Route 48, local cycle route South Suffolk B, with intersection of bridle ways and footpaths. A near miss incident was referenced that occurred when the landscaping imports (now suspect similar building site waste) was imported via Bacons Green in summer 2020 when the Lodges were being landscaped. Doubts were expressed as to whether the 8-wheel aggregate trucks can make the turn left into Noaks road from The Street in Raydon (the B1070) as the angle is too sharp.

The impact of increased traffic on B1070, has consideration been given for any local events taking place, i.e., Hadleigh Show which greatly increases traffic on the B1070. Concern regarding vehicles abiding to the 30mph speed limit through the village of Holton St Mary and how it would be enforced.

Safety concerns were raised regarding the sub-standard Four Sisters Junction from the A12 to B1070, this is a narrow slip road with short run-in and run-off lanes and has history of the grass verge edges being damaged by large vehicles and a lorry tipped over on the exit from the northbound exit earlier this year. It is not wide enough for two HGV's to pass each other at certain points. The junction will also see increased traffic from new housing developments that have been granted permission in East Bergholt.

A Parishioner enquired if East Bergholt Parish Council had been consulted because this planning application may have impact on the village if HGV's miss the turn off to the A12 and enter the village of East Bergholt. Clerk to notify the East Bergholt Parish Council.

It was agreed that there would be merit in a site visit, with representatives from the impacted Parishes attending, to open dialogue with the applicant, to provide clarification of some points raised. John Ward undertook to ask the designated planning officer if this can be set up.

John Ward advised that it is his intention to call for a full planning meeting because the proposal impacts multiple parish communities.

The Councillors discussed the comments raised and **agreed to object** to the proposal along the lines of the open discussion; while the ambition to improve the golf club and make it a more attractive business with additional jobs and facilities locally is laudable the means by which that would be achieved forms the basis of this community's opposition to the proposal; destruction of habitat and environment immediately adjacent to the Dedham Vale AONB and the impact the heavy lorry traffic would have on (particularly old) local housing stock, the environment and to the roadway and verges.

A statement will be submitted to the planning department detailing the reasons for objecting.

**The meeting closed at 9.30 pm.**

**Signed .....**

**Date .....**