

MINUTES OF HOLTON ST MARY EXTRAORDINARY PARISH COUNCIL MEETING
held at 7.45 p.m. on Wednesday 22nd November 2017
in Holton St Mary Village Hall

		Actio n
	<p>Present: Parish Council (PC) Sally Thurlow – Chairman (ST), Erik Ellis (EE), Mark Anderson (MA), Richard Appleton (RA), Riet Howard (RH), Oliver Greene (OG), Dot Steeds (Clerk) Members of the Public: 15</p>	
	Apologies for Absence: Claire Rowan	
17/78	Declarations of Interest: Oliver Greene has been granted a dispensation to speak but leave the room at the vote.	
17/79	Minutes: Minutes of planning committee meeting held on 18 th January 2017 were signed as a true and accurate record by ST. Proposed RH. Seconded EE. Passed unanimously.	
17/80	<p>Public Forum The plans were displayed. The following points were noted. Anglian Water does not comment on applications to build less than 10 properties. This is an application for outline planning permission. The determination reasons used by BDC were read out. There are factual inaccuracies in the supporting documentation. The Parish council asked for the views of the public as the Housing Needs Analysis in the Parish Plan did not identify a need for more rental properties. The following points were discussed following questions from the public. This is not infill development as is outside the village boundary and the existing Babergh Local Plan supports some infilling but does not support ribbon development. The site has been identified as potential development land but as it is outside the boundary it would be a special case to permit development and would set a precedent for development beyond the boundary. Until BDC's new Local Plan is adopted the old one is in force which classifies HSM as an unsustainable village, therefore unable to warrant development. The existing village boundary was clarified. The application is for up to 9 properties for rental although there would be no legal requirement for them to remain as rental properties. During recent years seven four bedroom houses have been constructed in the village. The PC is currently exploring ways to fund an update of the Housing Needs Analysis. Ribbon development is both undesirable and uninspiring, not making the village attractive. The PC stated that it is not opposed to infill and brownfield sites but this site, being agricultural land, is greenfield. In recent developments there have been no bungalows built. Residents who want to downsize are moving to places such as Hadleigh for both suitable properties and ease of access to facilities. There was a consensus that the sewerage system is at capacity and residents regularly suffer from 'backing up' issues. Development of this site is likely to increase problems for residents living further away from the pumping station ie. at the eastern end of the village. Most but not all properties in the village use the sewage system. The planning documents contain reference to a masterplan but this is not explained. Of the remaining undeveloped land alongside the B1070 before the final properties this application covers approximately 30% of it. Safety measures surrounding the reservoir were explained. The Bridleway will remain as existing. Why is Farnham Road on the plans? Why are car ports rather than garages planned for some properties? In responding to question from the PC as to who is in favour of the application 3 were, 8 were against and 4 abstained as didn't have enough information to make a decision.</p>	
17/81	Planning:	

	<p>a. To consider the following planning application and make recommendations: DC/17/05127 Proposal: Outline Planning Application. Access to be considered. Erection of up to 9 dwellings and vehicular access Location: Land north of the B1070, Holton St Mary CO7 6NN Taking into consideration opinions voiced during the public forum the PC discussed their response to the application. For the following reasons the PC objects to the application. It contravenes the objectives set out in the Local Strategic Plan and Local Development Plan. There is a lack of evidence of local need for additional houses. There are concerns about the design, layout and impact on the character of the surrounding area. There are highways issues. Of concern is the proximity and impact on a Heritage asset. The capacity of the local infrastructure and deficiencies in local facilities are also of concern. The PC also noted that there are inaccuracies and false assumptions in the supporting statement. Appendix A was missing as was any explanation regarding a 'masterplan'.</p> <p>b. None c. None</p>	
17/82	<p>Minutes This item was held over to the next meeting.</p>	
17/83	<p>Babergh & Mid Suffolk Joint Local Plan Consultation: The PC agreed to write to BDC to register its unhappiness regarding inconsistencies between the paper and online commenting, it being impossible to respond to certain questions without giving a compulsory yes/no answer. These compulsory questions were not included in the hard copy. EE to report to BAPTC.</p>	EE

The meeting closed at 9.34 pm.

Signed Date