

HOLTON ST MARY PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD ON Wednesday 10th February 2021

at 8.00 p.m. via video conferencing

Present: Sally Thurlow (ST-Chairman), Erik Ellis (EE), Oliver Greene (OG), Richard Appleton (RA), Claire Rowan (CR), Mark Anderson (MA), Jan Cheng (JC), Liz Sims (Clerk)
County Councillor: Gordon Jones (GJ)
District Councillor: John Ward (JW)
Members of public: 20

1. Apologies for Absence: There were no apologies for absence

2. Declarations of Interest: EE declared an interest in item 4 (a) on the agenda as a member of Brett Vale Golf Club – this item will be discussed last to enable EE to participate in item 4(b) and then leave the meeting.

3) Public Forum

Pre-Planning Application No. SCC/004021B – Brett Vale Golf Club

ST advised that this is a Pre-planning Application with SCC, following recent withdrawal from BDC as it did not fall into their remit because it is primarily a minerals and waste matter. Holton St Mary and Raydon Parish Councils have been consulted on it by SCC with the agreement of Brett Vale Golf Club, documentation to be kept confidential to Parish Councillors. Holton St Mary Parish Council have previously lodged an opposition statement with BDC.
Comments were received from the public as follows-

Environmental concerns -Could the improvements be made by moving existing soil rather than importing waste, this is not environmentally conscious.
Existing damage to grass verges and road signs show that the access roads are not suitable for passing vehicles of that size.
Concern raised regarding access and use of Noakes Road by a large number of HGV's.

Planning Application DC/20/05590 – Holton Hall Farm

A brief outline of the planned Rehabilitation Centre was given by CR and by Chris Mason of Ann Mason Care; it is to be a state of the art rehabilitation centre providing reablement through short term stays and top up day care services. It would be a private enterprise but providing some capacity to the NHS.

The plan was discussed and following points were raised by the public:

Have other brownfield sites been considered with better infrastructure instead of using agricultural land. Holton St Mary has no shops or public transport.

Would the site being next to a working farm be considered to be a tranquil setting for the residents of the facility.

Concern raised regarding noise, light and movement from the site, it is proposed to be a 24-hr. service; a listed building is located near to the site.

The proposed footpath diversion would have impact on villagers both in wellbeing and connectivity. The number of delivery vehicles to the site which be expected.

Concern raised regarding the demand on water and waste supplies, Holton St Mary has known low water pressure at the A12 end of the village.

Traffic concerns – primary access is via A12 exit, a sub-standard junction, secondary access is via B10170 from Hadleigh travelling past a section of road in Holton St Mary with no footpath.

The above concerns were addressed by Chris Mason; as follows: -

Other sites have been considered, the HSM site is thought to be the most suitable, the lack of public transport or shops is not considered to be an issue.

The site is screened by trees and has secure walking areas within it for patients and staff.

There is to be no planned movement of staff/ vehicles between 9pm – 8am unless there is an emergency.

The possibility of footpath continuing to run through site could be discussed.

The number of delivery vehicles was not known at this point.

There is a natural bore hole on the edge of proposed site which can be used for some water requirements for the centre.

4. Planning Applications:

a)

Pre- Planning Application No: SCC/0004/21B/PreApp Proposal

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 pre-application was discussed by Councillors in connection with the objection statement previously lodged with BDC. It was agreed that the Parish Council will forward comments to SCC objecting to the proposal, thanking the applicant for allowing them to be part of the pre-application process, and advising that as they are not commenting against the final application, they reserve the right to comment differently and more fully when the application is lodged.

b)

DC/20/05590 Proposal: Planning Application. Erection of a 28no bedroom community care, rehabilitation and respite centre following removal of existing caravan park buildings and relocation of 4no static homes. Location: Holton Hall Farm, Hadleigh Road, Holton St Mary, Suffolk CO7 6NN.

The application was discussed by Councillors, comments and concerns raised by the Public and Councillors were considered, and it was agreed that although the Parish Council are not opposed in principle to the planned facility, they do have reservations to the proposed site being used because of the following concerns: -

- Change of Agricultural land to buildings and concern regarding future use of the site if planned proposal fails; were alternative brownfield sites considered.
- The proposed footpath diversion – the current footpath is an important feature to the village used regularly by many villagers and is beneficial to their wellbeing and connectivity within Holton St Mary.
- Concern regarding noise, light and movement from the premises and car park especially during the night as it will be a 24-hr service; what number of delivery lorries could be expected.
- Increased traffic movements to the site using the primary access route from the A12 using a substandard junction and secondary access via B1070 from Hadleigh passing through a section of the village with no footpath.

It was agreed that the Parish Council will draft and submit comments to BDC detailing these concerns.

c)

DC/21/00707 Proposal: Application under section 73 of The Town and Country Planning Act 1990 relating to DC/19/02503 to vary condition 2 to facilitate move of granted highways access to house no 5 and 5a west by 3.5 metres and condition 9 in order to amend wording so that 2a and 3a can be occupied prior to construction of houses 4a, 5a, and 6a and their associate footway link.

Location: 2,4,5 and 6 The Gardens Raydon IP7 5LU

It was agreed that the Parish Council did not wish to comment of this application.

Joint Local Plan

The question was raised by OG to JW.

why the extension to the village boundary on the North side of the B1070 west of the present boundary was still in the proposed joint local plan (consultation now ended), when previously it had been advised this would be taken out. ST advised that the Department of Environment Inspectors had upheld the previous decision to decline planning permission on this site. JW informed that this was an error, and he would follow this up with BDC for it to be removed.

The meeting closed at 9.55 pm.

Signed

Date