

HOLTON ST MARY PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting

Held on Thursday 5th August 2021 at 8pm

at Holton St Mary Village Hall

Present: Jan Cheng (Chair), Oliver Greene (OG), Sally Thurlow (ST), Claire Rowan (CR), Mark Anderson (MA), Liz Sims (LS- Clerk)
Members of public: 7

1. Apologies for Absence

none

2. Declarations of Interest.

All councillors declared that they live in the village. OG has been granted dispensation to speak but not vote.

3. Public Forum

The planning application was discussed by the public and Councillors and the following points raised: -

No statement of changes provided with revised plans making it difficult to ascertain changes in the revised plans.

It was noted that the footpath has been kept with no diversion but with gates either end- there was concern whether this would be acceptable to CQC on health and safety grounds, public including dogs would be walking through centre of new health facility with vulnerable adults and near site of proposed natural pool, no note in plans regarding screening.

It was noted that BDC Strategic Planning posted a planning policy response to the previous plans on 30th March 2021, after the date of expiry for previous comments, therefore the PC have not previously had the opportunity to comment on this document; the comments made in this planning policy response need addressing, including:

-The Planning Policy response refers to Section 48 of the NPPF which states that weight can be given to new Joint Local Plan policies however it does not reference that the new JLP refers to HSM as a Hamlet rather than a Hinterland Village.

-The Planning Policy response refers to the Babergh Core Strategy (2014) CS2 and CS11 stating 'development outside defined boundaries should be permitted in exceptional circumstances and if there is a proven justifiable need, and should be considered appropriate in scale, character and nature to the locality' – has it been proven that there is a need for this facility here, this is a major development disproportionate to the size of the village

It was noted that SPO3 – paragraph 4 of the new JLP states that 'a development will be permitted where sympathetic to local surroundings' this development has no functional relationship with HSM

Concern regarding infrastructure raised, problems already exist with current water, sewage and electricity supply to the village before extra demands are placed on the system.
Light pollution to village and ecology system (bats roosting locally) from overnight car parking facility and sky lights in buildings,
No local public transport system for residents of the facility or for visitors or employees.

It was noted that the new JLP paragraph 08.04 states that 'Development should be proportionate to infrastructure' – the infrastructure of HSM is not suitable for this development

The use of agricultural land rather than using an existing Brownfield site.

Would demand for the facility come from local population or would it be from surrounding areas.

It was agreed by all present that although the planned facility is commendable, Holton St Mary is not a suitable location.

A parishioner advised the meeting that they had been informed by the appointed BDC Planning Officer that this application would not be on the agenda for a BDC Planning Committee meeting until later this year/early next year.

4. Planning Application:

a. Planning Application No: DC/20/05590

Location: Holton Hall Farm, Hadleigh Road, Holton St Mary, Suffolk CO7 6NN

Proposal: Erection of a 28no bedroom community care, rehabilitation and respite centre following removal of existing caravan park buildings and relocation of 4no static homes. Revised plans and documents received 26.07.21

Following discussion in the public forum the Parish Council agreed to enquire if the deadline date for comments can be extended and to enquire if the date for the BDC Planning Committee Meeting is known yet. It was unanimously agreed that a working party comprising of JC, ST, OG and MT (Matthew Toone) would draft a response addressing the above concerns of the public and Councillors to be submitted to BDC. It was agreed to look into the possibility of engaging a solicitor to draft the response if the PC are able to fund this.

It was noted that PC representatives will speak at the BDC Planning Committee meeting.

Other Business:

ST informed the meeting that the village is on the list with BT Open Reach for broadband connection which may not be until 2026: and advised that County Broadband were also in the area offering its services for fibre connection.

The meeting closed at 9.40 pm.

Signed

Date