

Shimpling Parish Council

Response to Application B/16/00750

Barn and land northwest of Gents Lane, Shimpling

Executive Summary:

It is to be noted that the PC was unable to either formulate or vote on a formal unified response or recommendation to the application, because three out of five councillors present abstained from voting and thus the meeting at that stage would have been inquorate.

One councillor had received dispensation from the Clerk at the start of the meeting because of a pecuniary interest in the application, and the two others had only just been co-opted onto the PC that evening and both stated that given their lack of involvement thus far and lack preparation in the matter, they did not feel in a position to participate in a vote on the issue.

Instead, four out of five councillors resolved that it would be more suitable to listen to all views expressed (from individual councillors and also members of the public in attendance) and to impartially summarise the issues presented to the PC in order to factually reflect the range of opinions expressed to the PC on the application. This 'summary of discussion' is now presented to Babergh DC in the current document.

Any views of councillors expressed herein are therefore those of individual councillors and not the Parish Council as a whole.

Public comments raised in Public Participation session of meeting:

A statement (copy attached) was presented to the PC from a resident of Gents Lane, summarising various concerns with the current application.

The PC was also presented with a copy of a longer letter addressed to the Planning Officer at BDC (dated 1st July) dealing with the application.

Additional questions from the public (for which the PC had insufficient information to answer):

1. What is the likely market value of the properties?

2. Is the land in question deemed to be brownfield land?

Points raised in discussion against the the planning proposals:

Councillor

- It would open up the rest of the Lane to development
- Gents Lane is a single track lane and therefore there is concern about an influx of domestic and construction traffic in the area
- Application appears to be outside the building envelope of the village

Points raised in discussion in favour of the planning proposals

Councillor:

- Historic precedent from other building developments in the village is that despite meeting overwhelming local resistance they have still gone ahead
- Such developments in the past have not led to unlimited building or developments elsewhere in the village - any growth has been incremental
- The Parish Council will not create a subcommittee as there are insufficient members of the Council to create a subcommittee and planning applications are discussed by the council as a whole.

Public:

The development should be regarded as a unit in itself rather than considering the wider (largely hypothetical) implications for development in other areas of the Lane and the village

Additional question from a Councillor:

If the PC is not able to formulate an official view on the issue, is this a missed opportunity to consider any planning conditions which would be acceptable to permit development to take place?

Final outcome summary:

- One councillor objected to planning application; one was in favour

- There was a report presented by a member of the public highlighting the objections of residents living locally to the planned development; other attendees spoke of the need for this specific housing development in the village
- No specific recommendation from the Parish Council can be forwarded in response to the application; instead there is evidence of mixed opinion within the village

Jenny O'Reilly-Turner

Clerk and Proper Officer to Shimpling Parish Council

shimplingpc@gmail.com

12th July 2016