

Shimpling Parish Council
Minutes of Meeting of the Council
Wednesday 6th February 2019, 7.30pm in the Village Hall

Present:

Councillors: Liz Brunwin (Chair), Colin Johnston, Dan Sharpstone, Gerry Shrimpton, Mike Atkins and Ken Rush

Clerk: Stuart Palmer (SP)

1. Apologies for absence:

Katie Haselhurst, James Long and Richard Kemp apologies received and accepted

2. Declarations of Members Interest(s):

a. To receive disclosure of pecuniary and non-pecuniary interest(s) including gifts of hospitality in excess of £25:

Colin Johnston raised a private interest in that he lived in Gents Lane near one of the developments subject to appeal. Gerry Shrimpton raised the same private interest in that he lives in Gents Lane. Liz Brunwin raised a private interest in that she lives in The Street

b. To consider requests for dispensation for the agenda item(s) under discussion: All three private interests were put to the council and all three were granted dispensation to contribute to the relevant debate by unanimous vote of the remaining councillors.

3. Minutes of previous meetings:

• **To confirm the minutes of Parish Council meeting of 10th September 2018**

The minutes were confirmed

Public Participation Session

Six members of public (MOP) were present. The following matters were raised:

One member of the public said that more needed to be done to advertise extra meetings. The Chair explained that all meetings, including extra meetings are posted on the village noticeboards, on the PC website and circulated on the PC Twitter and Facebook accounts. The MOP also offered to do a leaflet drop if the council considered it necessary.

The public participation session was closed.

Standing Orders

The Chair proposed suspending standing order limiting councillor debate to 10 mins for the next item as it was particularly complex and needed more time to debate. This was passed unanimously.

4. Planning: The council discussed their response to the consultation by Babergh DC to the following planning application appeals they had received:

a) DC/17/04247 APP/D3505/W/18/3204252 – Planning Appeal – Erection of 5 detached dwellings (Following demolition of agricultural buildings) – The Croft, Gents Lane, Shimpling IP29 4HR

One councillor pointed out that this was an appeal by written submission. This was an appeal against the 6th application for this development and the 7th application for a development on the same site had just been refused by the LPA. He pointed out that an annotated map in the Design and Access Statement showed two buildings to the north of the site deemed to be 'residential' when they were, in fact, industrial and storage. The case officer set out significant problems with the initial application leading to the LPA refusing planning permission. The PC sent a letter of objection on 14th November 2017. The proposal was an example of 'development' but not 'sustainable development'. The PC's objections reflected those of the LPA in that the site:-

- was in a SLA
- was well divorced from the built up area of The Street
- was in the countryside
- was for car dependent residents
- would have an adverse effect on the lane which was also an unsuitable access route
- did not accord to key LPA policies

Concern was also expressed about suggestions to, somehow, widen the lane and the nature of Section 278 agreements.

The councillor proposed that the PC should add to our earlier objections with more of the updated details in the more recent letter that was sent for a more recent application on the site.

Another councillor stated that the applicant is wrong in their assertion that a section 278 agreement would resolve the access issues. He stated he or Highways would have to own the land and this is not clear.

A councillor proposed that the PC continue with the objections to this development supported by the earlier LPA decision but to submit a further, more detailed letter of objection as discussed. This was resolved unanimously.

b) DC/17/04958 APP/D3505/W/18/3203610 - Planning Appeal – Land South of The Street, Shimpling. IP29 4HR

One councillor pointed out that this appeal concerns an application for 5 houses on the site that was refused by the LPA in 2017. The appeal will be decided by special hearing. The PC have since objected to a further application for two houses on the same site but this is pending a decision by the LPA. In this appeal the appellant has attempted to challenge the reasons for the refusal by the LPA, particularly that there was no 5 year building supply in Babergh. That has since changed so the PC's objections should be an even stronger case. The appellant challenges the nature of the Special Landscape Area SLA. The appellant states that the draft Joint Local Plan suggests an expansion of the BUAB. This is strongly opposed by the PC. The appellant has described a site larger than the actual footprint of his development. The appellant relies on access across the village green. The PC has always been strongly opposed to this and will not consent to the work. He proposes building a private driveway across the green. The councillor summarised the PC objections as:

- Site boundaries are inaccurate on application
- The AVRA status of land confirms the northern section of the land has both visual and recreational significance.
- A visible splay is not achievable and the visual obstructions have not been mentioned.
- The PC will not give permission for the village sign to be moved.
- The proposed road access will destroy the AVRA
- Shimpling is a non-sustainable village and this is reflected in plans to downgrade it from 'hinterland' to 'hamlets and countryside
- The development is not sustainable under NPPF definitions of economic, social and environmental.

One councillor said that there was a principle at stake in allowing a developer to set a private road through a treasured public amenity. Other councillors agreed with the points made,

The councillor stated that our objections in 2017 were quite limited. We have learned more about the development and the application over the recent application and the councillor proposed that the PC continue to object to the development in support of the LPA decision but to submit a further, more detailed letter of objection to the LPA.

This was resolved unanimously by the PC.

5. Finance:

The PC were asked to authorise the following outstanding payments:

- (a) Community Action Suffolk.** £233. 70 approved for Village Hall insurance for 6 months to bring it into the Parish Council Insurance and renew both for final year in September.
- (b) SWARCO** - £3341.99 (2784.91 + VAT) approved for purchase of Speed Indictor Device and 3 fixing kits.

6. Correspondence

The Clerk had received a letter of complaint against a councillor regarding a pecuniary interest in a planning application. This was passed on to the Babergh District Monitoring Officer to deal with in accordance with regulations. The councillor concerned and the chair had been informed.

7. Urgent business to be brought to attention of council:

Nothing raised

Public Participation Session.

One member of the public stated that their objection to the appeal for Land South of the Street would be on biodiversity grounds as the ponds in the area are all linked via a culvert and any development could cause harm.

There being no further business the meeting concluded at 8.55pm.