

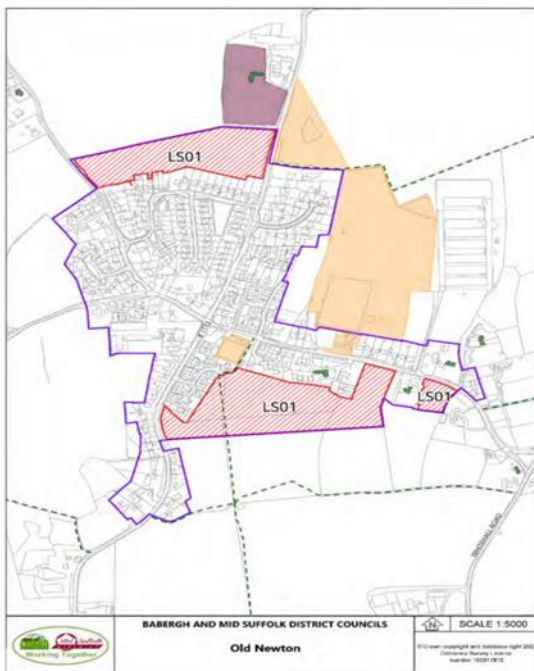
**Thursday 17<sup>th</sup> December 2020 – Extra ZOOM Meeting commenced at 8pm**

**Present:** J Miller (Chair), M Clements (Vice-Chair), Cllr K Baker, M Helliwell, W Ratcliffe, K Hall-Price (Clerk), District Cllr K Welham, County Cllr A Stringer.

1. **Welcome & Apologies:** The Chairman welcomed everyone to the extra meeting of the parish council 2020 meeting using the Zoom forum to discuss the parish council responses to 2 x BMSDC consultations. This was not made a public meeting. District Cllr R Eburne, Cllrs Harbidge, Reeve and Goudy have sent her apologies.
2. **Dispensations:**
  - a) To consider any requests for dispensations – No new requests received.
  - b) To note existing dispensations. The standing dispensation for Cllr Clements in respect of the proposed development land between Silver Street and Finningham Road and Cllr Reeve in respect of the proposed development of the Greenacres Site.
3. **To receive any declarations of personal/prejudicial interest.** Cllr Baker needs to declare an interest in the Gipping part discussed. Cllr Helliwell declaring an interest in LS01 against land opposite his home address. He does have some historical information to pass onto Cllrs.
4. **Joint Local Plan Consultation**

Chairman showed the June 2019 proposed plan and village boundary maps as a starting point for discussions. Firstly Cllrs need to decide whether they wish to make a formal representation regarding the plan to the Inspector. Cllrs felt this would be beneficial as we could always decline later but could not request it later.

**Old Newton (Hinterland)** - Old Newton is located north of Stowmarket and is identified as a Hinterland Village. Old Newton – Church is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Old Newton and the immediate surrounding area is characterised as Ancient Plateau Claylands.



### Identified 3 areas in LS01

- **Falconer Avenue** – 56 dwellings
- **South of Stowmarket Road** – 64 dwellings. MSDC has given o.p.p. on the site south of Church road which has more than doubled the previously agreed area, so over half is outside the previously agreed settlement boundary.
- **Church Road** – 10 dwellings – This smaller LS01 site has no o.p.p., and is adjacent to two listed buildings as well as Burnham Barn (identified as one of the oldest clay lump barns in Suffolk) which should be listed as well. This site has never (to the best of anyone local's knowledge) been used for any farming other than animals. Planning permission was refused by MSDC in 2017 (0479/17), again in 2018 (17/05683), and in 2019 (19/02878) for a similar size site just to the North-east of the site in question (the meadow North of Oak House), and further on appeal to the Planning Inspectorate (APP/W3520/W/18/3198700) in 2019 because "of the harm to the setting of Ashburnham Cottages and highway access" Burnham Cottages are grade 2 listed as are Asburnham Cottages, and very similar in nature and setting, both being pairs of semi-detached timber frame farm cottages. Highway access would also be very difficult.

The pre submission plan November 2020 has vastly increased the area on the Wrinch land (land south of Stowmarket Road) and Cllrs would therefore like to request that the plan removes the piece identified for 10 dwellings on Church Road, they have increased the settlement boundary by a considerable amount that the smaller area should be removed by way of compensation for the increased area. Cllrs do not feel that this area should be included due to its location next to Grade II listed buildings. There is some historical data that suggests that Mr Woodward (previous owner now deceased) stated that the land was protected land adjacent to listed buildings but unfortunately this covenant cannot be located. Burnham Cottages are grade II and Burnham Barn is one of the oldest clay lump barns in Suffolk and should be protected as such.

The plan has reduced the settlement boundary for the area previously identified adjacent to the Football Club. It would be totally illogical to develop the smaller LS01 site compared to the larger area adjacent to the football club which already has road access, is more central to the village, has no close listed buildings, and was already previously agreed for development, yet has now been removed from the settlement boundary. The Parish Council believe this was removed because we are designated a hinterland village, therefore we believe we are within reason to request the small LS01 area identified for a further 10 dwellings to be removed accordingly.

Cllrs to focus our area of objection – vote on the points of the extended LS01 plot by at least 50% and as they have extended this by more than 50% equates now with that of local core villages we would like the smaller LS01 package to be removed. Substantial increase for a hinterland village potentially delivering more than is being asked of a core neighbourhood village. Cllrs felt that we do not have the same number of services and shouldn't be expected to be capable of accepting the same number of dwellings as our neighbours in Haughley and Bacton.

Mid Suffolk has 43 hinterland villages in total who are being expected to bring forward circa 20 – 30 houses each. Old Newton are being asked to bring forward 130 dwellings which is an unfair proportion for a hinterland village. It was identified that the large package of the Wrinch land (land south of Stowmarket Road) has not got a S106 signed off yet.

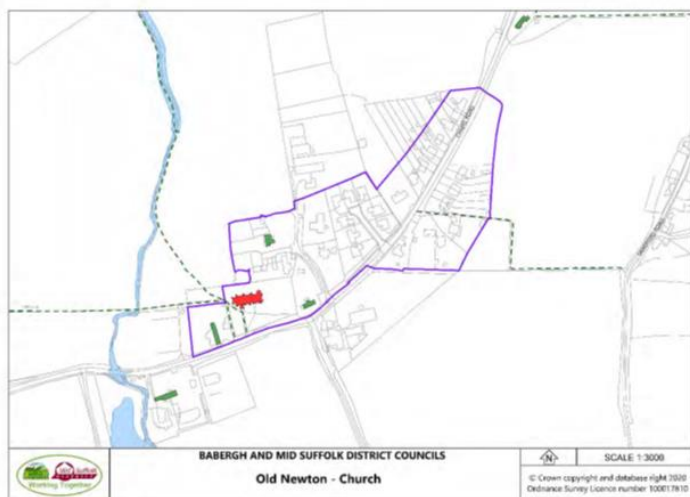
Cllr Welham suggested that Part B – Section 5 and Section 6, Section 7 is where if we want to participate we need to declare and state why the Parish Council believe this is necessary. Especially as the Parish Council have been actively involved in all planning applications for the village and always submit comments for the benefit of the community. Proposal by Cllr Mark Clements and seconded by Cllr Will Ratcliffe for the Clerk to pull together a report and submission for approval by Cllrs before submitting. All Cllrs were in favour. Clerk to action.

**Gipping (Hamlet)** - Located approximately 6km north-east of Stowmarket, Gipping is classified as a Hamlet Village. Whilst there are no listed buildings with the settlement boundary, there are a number of listed buildings in the surrounding countryside.



The comments raised and submitted in June for Gipping were not included or appear to have been considered, but this is an aside and Cllrs felt that it probably would not make any difference if we pursued this. Any planning that was later required could always be included under different policy documents and was felt that it would not stop further small developments if required. It was proposed that although the Parish Council did request that the two cottages in existence be included that we accept the plan for Gipping. Proposed and seconded, All Cllrs present agreed.

**Old Newton – Church (Hamlet)** - Located around the Grade I listed Church of St Mary, Old Newton – Church is classified as a Hamlet Village. There are three Grade II listed buildings within the settlement boundary, and further listed farmsteads located in the surrounding countryside.



The boundary line has been moved due to planning refusals which is understandable and acceptable to the Parish Council.

**5. Revised Community Infrastructure Levy Public Consultation**

Basically this is CIL levels that were set 3 years ago that have expired and are now up for review. Comments made by Cllrs were regarding the Small builders doing self-build which does not incur a CIL levy payment – Cllrs believe that they are still a drain on services within the village and therefore there should be a levy on self-build dwellings as other developments. They still use the facilities and are become part of the community.

Recommendation to respond accepting the increased rates but it’s unfortunate that self-build projects are exempt and not included. Cllrs felt that there should be a small contribution to the parish if the 123 criteria can’t be met.

**6. Councillors matters to be brought to the attention of the Council.**

- Dog mess seems to be getting worse. Chair will raise with the Village Hall Committee.
- Email received resident complaint on Silver Street – Elm Tree Close hedge at the Old Rectory makes it difficult for visibility. House owners have cut back on the corner of the hedge but the hedge itself still overhangs into the road. There is also no footpath. Chair has spoken to the house owners and they are not wanting to cut back any further. If it's overhanging the highway this can be reported. Chair to speak to them again and view the hedge between now and Christmas – To be raised again at the January meeting for an update.
- Complaint about dust carts destroying the verge on School Road and Sandford Road. Cllr Stringer and Welham to assist. Chair to forward some photos and complaint to both Cllrs Welham and Stringer.
- Signage on Brown Street triangle that has been knocked over has been reported by the Clerk.

**7. Additional Matters for inclusion on the agenda for the next meeting.**

- Hedge Silver Street - Update
- Sandford Road / School Road - Update
- Employment Committee – Clerks half yearly review agreed to take place in February, following the completion of the precept and finance reviews.

**8. Date of the next scheduled meeting – Wednesday 6<sup>th</sup> January 2021 at 8pm**

Chairman wished everyone a Happy Christmas and New Year and thanked everyone for their support through the year.

**Meeting Closed at 21.29hrs**