

DENNINGTON PARISH COUNCIL



AMENDED MINUTES OF PLANNING MEETING ON MONDAY FEBRUARY 18TH 2019 AT 7PM In the Jubilee Hall

Councillors: Cllr Robert C.T. Wardley (Chairman), Cllr Katherine Whitbread (Vice Chair), Cllr Robert C. Rous, Cllr Matt Lunn, Cllr John Calver, Cllr Mary Mann, Cllr Doris Dearing, Cllr Nick Watts, Cllr Rebecca Smith

Copied for information to: C.Cllr Stephen Burroughes, D. Cllr Paul Rous, D. Cllr C. Hudson

Present: Cllr Robert C.T. Wardley (Chairman), Cllr Katherine Whitbread (Vice Chair), Cllr Robert C. Rous, Cllr Matt Lunn, Cllr John Calver, Cllr Mary Mann, Cllr Doris Dearing, Cllr Nick Watts

Members of Public: 9

Clerk: Ruth Hart

1. APOLOGIES: C.Cllr. S. Burroughes, D.Cllr C. Hudson, Cllr R. Smith
2. MINUTES OF THE PLANNING MEETING HELD ON : DECEMBER 12TH 2018 and February 4th 2019 (parish meeting). Both sets of minutes were agreed and signed as a true record. The Clerk was thanked in particular for producing accurate minutes for the February 4th public meeting.
3. DECLARATIONS OF INTERESTS: Cllr R. Rous (trustee of DCC, farmer and owner of Laxfield Rd site) Ch Cllr R. Wardley explained that he had taken advice, and that Cllr R. Rous was able to answer questions and remain as a member of the public during discussions. He was not allowed to vote.

The minutes were amended by a resolution proposed by Cllr M. Lunn and seconded by Cllr N. Watts on May 9th 2019

The proposed amendment to the minutes is as follows:- "Cllr R. Rous (trustee of DCC, farmer and owner of Laxfield Rd site). Ch Cllr R Wardley explained that he had taken advice, and that Cllr R Rous was able to answer questions and remain as a member of the public during discussions. He would not be allowed to vote. Ch. Cllr R. Wardley asked councillors if they were happy to allow this dispensation. Councillors answered by a verbal "Yes" individually."

Councillors voted unanimously on May 9th 2019 to amend the minutes of February 18th accordingly.

Cllr D. Dearing (land owner of site ref No. 10 as identified in the Local Plan), allowed to participate but not vote.

Cllr N. Watts (land owner of site ref No 860 as identified in the Local Plan), allowed to participate but not vote.

4. SUFFOLK COASTAL DISTRICT COUNCIL LOCAL DEVELOPMENT PLAN:
 - To consider the outcomes from the Parish Meeting held on February 4th 2019, together with any written comments received

Ch. Cllr R. Wardley reminded the meeting of the earlier decision made by SCDC, now incorporated into SCDC's Local Plan – that Laxfield Rd was the preferred site (other sites had been considered and rejected). He informed the meeting that 8 responses had been received from residents and these had been circulated to councillors. Having taken legal advice, these responses would not be read out. Cllr M. Lunn then summarised the views of the public from the February 4th 2019 meeting.

The discussion amongst councillors was wide ranging and covered the following areas:-

Numbers: The final consultation to the Local Plan showed 50 houses to be built on the site. This was the number that SCDC had put in, the number had not come from Dennington Parish Council. The majority of the responses received, and the feeling from the meeting of February 4th was that 50 was too many. The majority of people acknowledged that some housing development in Dennington was acceptable and appropriate, and would benefit the village, suggesting 25 – 30 dwellings. It was suggested that it was better for villages to grow organically, and that a site of 50 dwellings would feel like a housing estate. However, it was also recognised that this was difficult. Councillors agreed that some housing for young families was needed in the village, but not 50, and would bring benefits to the school. One councillor asked that if the site were to be included, then would SCDC want to see 50 dwellings built despite the stated good intentions from the landowner that this wouldn't happen? It was stressed that once the land was sold to developers anything could happen. The question was asked whether there would be the possibility for a Restricted Covenant on the land? (see below). The meeting was reminded that SCDC's stated housing density was 15 per hectare, the site was 2 hectares and therefore 30 dwellings would be more appropriate.

Positive factors, stated in full in Policy SCLP12.50:

The plan provided for a dropping off point for the school, thus reducing parking and congestion along Laxfield Rd. It was hoped that this would also reduce the likelihood of a road traffic accident. (The meeting queried the size stated as .7 of a hectare).

A proposed development could include affordable housing, together with smaller and larger family homes. There was provision for terraced/semi-detached housing along the Laxfield Rd frontage, together with provision of dwellings designed to meet the needs of the older population. (The point was made that one can't control who lives in them).

The hedgerow along the Laxfield Rd frontage would be retained, subject to provision of suitable visibility splays.

A footpath would be provided to the north of the school and a crossing point to provide links to the existing footpath network from the south.

If required .1 hectare of land on the site should be reserved for a new early years setting or a contribution made towards an early years setting off-site.

Provision of open space to the southern part of the site.

Suitable planting to eastern and northern boundaries.

Design and layout to be sympathetic to the setting of the Conservation Area and nearby listed buildings.

The policy stated a commitment to:

Conducting an archeological investigation.

Conducting an ecological survey and providing appropriate mitigation if required.

Providing a site specific flood risk assessment and any necessary mitigation. (There was some discussion around the proximity of the site to the River Alde).

Demonstrating there is adequate Water Recycling Centre capacity or that capacity can be made available (There was some discussion around local difficulties with sewerage).

Undertaking a bat survey, and if appropriate, inclusion of bat friendly features within the design on new buildings.

A number of other points were raised:-

There is an increased number of older people moving to Suffolk, and the question was asked whether housing would a) be available to them and b) whether they would want to live near young families.

The numbers attending the school fluctuate, and the last influx of young families followed the building of dwellings in Swainston Way. The question was asked as to what would happen if young families moved in and the school was full?

A large number of dwellings would generate an increase in the number of cars needing parking spaces and possibly lead to congestion on the roads at busy times.

The majority of the village amenities - pub, village hall, shop etc are on the opposite side of the A1120, what provision is being made to keep pedestrians safe?

Cllr R. Rous addressed the meeting:

He stressed that he had the interests of Dennington at heart, that his family had lived in Dennington for generations. He emphasised that he didn't have to sell the land and that if he wasn't happy with what was proposed then he wouldn't sell. When asked what guarantee could be given that there would not be 50 dwellings built, Cllr Rous agreed that he couldn't give a cast iron guarantee, but that he would only be developing the land in some sort of partnership with the developer which would allow him to retain some degree of control. He confirmed to the meeting that there was no intention for the land adjacent to the Laxfield Rd site to be sold off for development.

- To formulate a response to the above document

Ch Cllr R. Wardley reminded the meeting that a strong case would need to be made according to the criteria set out in SCDC's response form, if it was the meeting's decision to reduce the number from 50 to 30. He re-stated SCDC's statement that their preferred housing density per hectare is 15, and reminded the meeting that the opinion from the February 4th meeting and responses received was for a reduction in the number of dwellings. He asked for a councillor to formulate a proposal for consideration. The proposal was as follows:-

The Laxfield Rd site SCLP12.50 is suitable for development. The detail policy is sound with the exception of housing density which goes against SHELAA recommendations of 15 per hectare in rural areas.

Dennington Parish Council proposes a reduction in the number of dwellings from 50 to 30.

Cllr M Lunn proposed and Cllr M. Mann seconded.

Having declared interests, Cllrs R. Rous, D. Dearing and N. Watts did not vote.

Cllrs Lunn, Mann and Calver voted in favour

Cllr K. Whitbread voted against

7 members of the public left the meeting at this point (8.00)

5a. PLANNING APPLICATIONS: CORNER HOUSE, THE SQUARE, DENNINGTON:

Willow tree 1m in diameter trunk: To consider felling as tree is close to neighbouring buildings and oversized for garden. When planted the then owner had it reduced each year but subsequent owners have allowed tree to flourish. The property is Grade II listed and there is concern about foundations being so close. The proposal is to plant a small orchard of 3 small fruit trees. After a brief discussion this was unanimously recommended for approval.

5b. ADDITIONAL COMMUNICATIONS: DC/4651/FUL: Sunnyside, Saxtead Rd, Dennington: Proposed greenhouse: to note SCDC has granted permission Item 5 December 10th 2018 refers:

DC/18/0050/FUL The meeting was informed that an appeal had been made to the Secretary of State by Mrs Pamment against the decision of Suffolk Coastal District Council to refuse planning permission for Proposed dwelling land adjacent to The Fields, The Street, Dennington. To note that the Clerk had re-sent the Council's response.

2 members of the public returned at 8.07.

A member of the public stated that in her opinion the Council had voted on the wrong proposal, that the proposal should have made reference to the appropriateness of the Laxfield Rd site for housing development. Ch Cllr R. Wardley reminded the meeting that the site had already been agreed, and was not open for discussion.

A 2nd member of the public asked why the Council had not made a response to the consultation document in 2018. Ch. Cllr R. Wardley replied that there had been a discussion and all councillors present at that meeting decided not to make a representation at that time.

The meeting closed at 8.20

SIGNED R Wardley

DATE 25/02/2019

Amended minutes signed R Wardley

DATE: May 20th 2019