

BRETENHAM ADDITIONAL PARISH COUNCIL MEETING HELD ON MONDAY 24th SEPTEMBER 2018 AT 7.30PM IN THE VILLAGE HALL

MINUTES

Present: Chairman Mr C Clarke, Clerk/RFO Mrs J Moulding, Councillors Mr P Bendall, Mrs L Collings, Ms B Cronk, Mr P Truin, Mrs A Wilson, Ms E Woods, BDC Councillor Michael Creffield, Old Buckenham Hall School representatives: Headmaster David Griffiths, Edward Gittins Planning Consultant and Adam Dixon-Smith School Governor and 29 members of the public.

1. Chairman welcomed everybody to the meeting and accepted and approved apologies for absence from Viv and Geoffrey Bourne.
2. No members' Declarations of Interest for items on the Agenda received.

PUBLIC FORUM

Planning Committee Chairman Cllr P Bendall introduced representatives of the Old Buckenham Hall School: Headmaster David Griffiths, Edward Gittins Planning Consultant and Adam Dixon-Smith School Governor. He also advised the following:

1. Each resident has the right to comment on this planning application, either
 - directly, via the Babergh Mid Suffolk website <https://planning.baberghmidsuffolk.gov.uk/online-applications/>,
 - or via Brettenham Parish Council: brettenhamparishcouncil@btinternet.com, pwbendall@aol.com
 - Details of how to do this are attached on the presentation boards. You can Support the application, Object to the application, or remain Neutral. Free form comments may also be made with any view.
 - We ask that any comments to Brettenham PC for inclusion in our reply to Babergh/Mid Suffolk are received by this Thursday 27.09.18. The deadline for Comments to be received by Babergh/MidSuffolk is next Monday 01.10.18.
2. The key role of the Parish Council is to be a statutory consultee of the relevant planning authority. The Parish Council does not make planning decisions: rather we reach a view which Babergh/Mid Suffolk must consider/ take into account when they make their decision. This of course does not mean they have to agree with our view - they can and regularly do reach a different view and decision based on other considerations. But residents' and Parish Council's views must be, and are, considered. Brettenham PC is not taking a view this evening, but will do so later this week, incorporating any views residents wish us to make.

Received presentation from representatives of Old Buckenham Hall School outlining details of the proposed development at Brettenham Park which was on display and also detailed on the BDC Planning website. In addition, advised that the capital funds were to be allocated to 15/20 year improvement planning at the school to enable the school to continue to attract pupils. Main areas of development were improvements to swimming pool and sports hall. The aim is also to work more closely with local community to enable facilities to be made available to the community. The Planning Consultant advised that currently Suffolk Highways were seeking more information regarding access to the proposed site which is being provided by the applicants. They acknowledged that the site is outside the village envelope, is a sensitive site, a heritage asset, will have an impact on the environment and trees but have planned a scheme which will be sympathetic to the site.

Attendees were then given the opportunity to ask questions and provide feedback on the proposals outlined, the outcomes are summarised below:

- The development would start early in 2019 (subject to the planning being approved). The project would take 6-12 months in one phase. The traffic would be regulated a Planned Working Plan limiting work times. Permitted working hours are to be restricted to between 0730 and 1700 for weekdays and between 0800 and 1300 hours on Saturdays.
- A property developer Granville Developments Ltd is party to the application and would be the main contractor. They are based in Feering, Essex and have completed similar work at Braxted Park, Essex. Title of the land will pass to Granville Developments Ltd as agreed in the initial contract to enable development to commence.

- Concerns regarding access to the site during development and following completion raised were: Visibility as sight lines not good, speeding traffic along that part of the road even though within a 30mph limit, will further trees disappear to make visibility better. In the future road side vegetation clearance will be responsibility of individual owners, how will this be managed, potential long term visibility issues. During construction phase, it will not be safe for construction traffic to enter the site via the existing entrance as the roadway is not strong enough and it will not be safe for articulated vehicles to park on the main road and off load due to visibility issues. OBH advised that the access is designed to be safe for waste disposal vehicles and fire engines, but there are issues with articulated vehicles. Residents of Dux Hill who have right of way to the existing access concerned regarding the continuation of access rights, plans for improvement to access (what will this be), removing fencing, landscape plan, during development will access be restricted or possible no short term access, will have to take legal advice and have a management contract with developer.
- Concerns that OBH would return for further development at the site if this proposal is approved. Committed to covenanting if required, rest of site is currently fully utilised so nothing planned, but essentially no guarantee for the future.
- Concerns raised regarding the management of the trees and undergrowth at the road side of the site. Who will this land be managed by/who will own it? Purchasers will be bound by the planning conditions which will have to be enforced by BDC. No trees with TPO's would be affected by the development. David Pizzey at BDC in agreement with proposals
- Staff accommodation is being demolished as part of the plans; if further staff accommodation is required at a later stage will this further encroach on historic parkland. OBH will possibly use the old squash courts for staff accommodation if needed in the future.
- Concerns that the development would not actually see improvements in community involvement.
- As a rural exception site does not qualify for affordable housing to be included or contributed to in the village.
- Given the size of the proposed development, concerns regarding school children and their safety walking along an unlit stretch of road with no pavements and additional hazard of speeding traffic.
- Concerns regarding water pressure and run off from individual properties will cause problems as water discharged to the ditch and running to the entrance to the school gates. A Flood Risk Assessment has been carried out and there will be no increased flood risk at the site increasing run off.
- Lighting at the development will be normal residential property lighting; there will be no street lighting.
- Concerns regarding parking at the properties particularly the larger houses will have potentially 4 cars to be parked. Carports have been planned for each dwelling with space on the forecourts for further cars.
- BDC Councillor Mike Creffield can call for Development Control Committee to consider case if there are a number of people objecting.

PUBLIC FORUM AND PARISH COUNCIL MEETING CLOSED 9.04PM

The next meeting will be held on Thursday 8th November 2018 at 7.30pm in the Village Hall.

Jane Moulding Clerk/RFO Tel: 01449 736178 Email: brettenhamparishcouncil@btinternet.com

Minutes circulated to:

Chairman

Mr Chris Clarke*

Vice-Chairman

Ms Emily Woods*

Councillor and Suffolk Passenger Transport Representative

Mr Peter Truin*

Councillor and Chairman of Planning Committee

Mr Paul Bendall*

Councillor and SALC Representative

Mrs Alyson Wilson*

Councillors

Ms Beverley Cronk*

Mrs Lindsey Collings*

Suffolk County Councillor – Cosford

Mr Robert Lindsay*

Babergh District Councillor:

Mr Michael Creffield*

Suffolk Constabulary(Parish Council Liaison Officer):

Laura Mansell*

Internal Auditor

Mr Roger Bere*

Neighbourhood Watch Co-ordinator:

Ms Val McGuill*

Gardening Club

Mrs Carrie Dye*

* sent via email

Footpath Liaison Officer

Mr Martin Annis*

Tree Officer:

Mr Andrew Godderham*

Old Buckenham Hall School

Mr David Griffiths*

Centre Academy for East Anglia

Dr Duncan Rollo/Mrs Kim Salthouse*

Village Hall Caretaker

Kemal Ozficici*

Website Co-ordinator

Ms Emma McKenna*

VH Noticeboard/Village Website