

WORLINGWORTH PARISH COUNCIL

All Councillors are reminded of their obligations under the Code of Conduct Regulations.

Minutes of the Extraordinary Meeting held on 18th October 2017 at the Community Centre.

Attendance	Brian Smallcombe (Chair) (BS)	Juliet Pierce (Vice-Chair) (JP)
	Richard Quinton (RQ)	Adrian Smith (AS)
	Jackie Quinton (JQ)	Janette Robinson (JR)
	Carol Garrett (CG)	

There were 16 parishioners present at the meeting.

Public Contributions

The Chair asked if anyone present wished to make any representations regarding the items for discussion on the agenda.

Various aspects around application DC/17/04689, Land to South of Shop Street were discussed, including: whether agricultural land should be developed in this way, the risk of such a development setting a precedent for more housing to be proposed and that outline planning does not accurately reflect the final outcome, the potential impact on wildlife and native vegetation, concerns about the lack of public transport and other facilities in the village, the potential increase in traffic generated from the development, pressure on the village sewage system, whether the school had sufficient spaces available, loss of privacy due to the new housing overlooking existing properties, whether the housing was right for the village and honoured the housing line in the area as some of the proposed houses are much closer to the road than current properties.

The Chair thanked those present for their input and stated that the Council would take all the matters raised into consideration.

WPC 17-06-01 Apologies for Absence

There were none

WPC 17-06-02 Declaration of Interests

None were declared

WPC 17-06-03 To consider planning applications that have been submitted since the last meeting:

- DC/17/04687 – Barn Meadow Farm, Swan Road – construction of new pitched roof to garage and adjoining outbuilding (following removal of existing corrugated iron roof) and erection of replacement wall on north side.

The council agreed unanimously that there were no comments to be made.

- DC/17/04689 – Land to South of Shop Street – outline planning permission (access and layout to be considered) erection of 26 dwellings, access road and public open spaces.

Councillors had all studied the application in advance of the meeting and it was noted that there had been a number of comments made by the public online, along with a variety of issues raised in the public consultation period at the beginning of the meeting. After discussion, it was decided to submit **an Objection** to the application based on the following points:

- The Parish Council is concerned that the ecology report submitted with the application significantly underestimates the impact to wildlife of development on the site. There have been regular sightings of skylark and barn owls using the area. Concern is also raised for the number of native hardwood trees that would need to be removed from the site and the impact this loss of habitat would have to the ecosystem in the area.
- The Parish Council disputes the accuracy of the Transport Statement submitted with the application; there are not 8 commercial bus stops within the village. The Parish Council assume that the bus service referred to is the Community Bus - a voluntary run community service that should not be relied upon to support the argument that Worlingworth is well served by public transport. This service is not suitable for those seeking transport for employment.
- The Parish Council does not accept the concept that Worlingworth is well served by the railways, with the nearest station some 14 miles away from the village and connections only realistically achieved by the use of private car or taxi service.
- The lack of realistic public transport options will lead to additional car journeys through the parish, 52 additional cars is likely to be a very conservative estimate and the Parish Council questions the ability of the local road infrastructure to support such an additional load, particularly with the recognised problems of speeding within the village.
- The Parish Council is regularly contacted by parishioners concerned about the ability of the local sewage system to cope with the existing load in the village. It is understood that Anglian Water currently has to use tanker lorries on a daily basis to pump out the sewage station in the area. Although within the application Anglian Water have stated that they will serve any approved development, the Parish Council expresses concerns that additional housing will add to the pressure on the system and lead to an increase in such large vehicle movements through the village. The Parish Council firmly believes that the use of tankers to remove sewage from the village should not be considered a viable long-term option and therefore any development permitted should be contingent upon the sewage system being upgraded first.
- The Parish Council challenges the context statement within the Design and Access statement as it does not believe that Worlingworth can be described as a sustainable location. Alongside the lack of viable public transport options there is very little community infrastructure in the village, (with the exception of the school and community centre) there are no shops, pub or health centre and employment opportunities are extremely limited. Concern is also expressed about the capacity of the existing school to accommodate additional pupils from the proposed new development, should the pupil yield exceed the minimums predicted by the local authority.
- The Parish Council agrees with the Heritage Report submitted as part of the consultation to the application, that the proposal does not appear to respect the local vernacular. The proposed development does not honour the current housing line, with some of the proposed new development standing much further forward than existing properties on the same side of the road.
- The proposed forward standing properties appear to overlook existing properties in the area and the Parish Council would therefore ask either for the removal of plots 1-5, or the development of single storey units in this location to preserve the privacy of neighbouring properties.
- The Parish Council is concerned that the provision of parking on the site is potentially inadequate and could lead to hazardous or inappropriate parking locations being used, either along Shop Street itself, which is in regular use by large agricultural vehicles, or the proposed central green area. Protection of the proposed open access space from misuse needs to be considered and therefore the Parish Council suggests that parking bollards be installed around the green area.
- The management and ownership of the proposed open access green area needs to be considered and the Parish Council would like to see some form of management company installed to arrange upkeep of this area.
- The Parish Council questions the rationale behind the installation of a cycle rack in the central green area. Councillors believe that this would not be utilised as intended, with cycles (both resident and visitor) being accommodated within the

individual property curtilages. There is a distinct risk that the cycle rack could be misappropriated and become an eye-sore.

- In summary the proposed new development would lead to an 8% increase in the village population if each new property had only 2 residents. Such a large increase is likely to have significant impact on the village and in order to mitigate this impact all the aforementioned concerns should be carefully considered to avoid detrimental consequences.

CG proposed, RQ seconded and **THIS WAS RESOLVED.**

- Any other applications received to date (if applicable)

There were no further applications requiring consideration.

WPC 17-06-04 Informal consultation comment prior to formal application sought on:

- Proposed base station installation at CTIL_234682, TEF_79184, of 25m high lattice tower, supporting 3 no. antennas, 2 no. 600mm diameter dish antennas and 2 no. equipment cabinets located at ground level, all housed within a 2m high chain-link compound at Worlingworth Hall Farm, Church Street, IP13 7NS

Site already deemed suitable for telecoms as approved for Arquiva in 2015 (planning application 2907/15), which is not being progressed. The consultation requested by Telefonica.

Councillors discussed and agreed to fully support the proposal as it stands, due to the importance of the village receiving suitable mobile communication connections.

WPC 17-06-05 Matters for consideration at the Parish Council meeting on 15th November 2017

Items already on agenda:

Village Survey	Walking Day 14 th October – report
Jubilee Cup	Parking Options outside Primary School
Litter Pick 28 th October – report	Review of Financial Statement and Accept External Audit

Additional items for the agenda:

Worlingworth Survey Report	Invoices to be submitted to cover Survey Monkey costs
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The Chair finished by reminding all present to complete the Worlingworth Village Survey and to submit any nominations for the Jubilee Cup to the Clerk.

There being no further business requiring the attention of the Parish Council, the meeting was closed at 8.40 pm. The next meeting is set for **Wednesday 15th November 2017** at 7.30 pm.

Sarah Clare
Parish Clerk

Brian Smallcombe
Chair