

WORLINGWORTH PARISH COUNCIL

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

Minutes of the Extraordinary Meeting held on Wednesday 8th August 2018 at the Community Centre.

Attendance	Brian Smallcombe (Chair) (BS)	Juliet Pierce (Vice-Chair) (JP)
	Richard Quinton (RQ)	Adrian Smith (AS)
	Jackie Quinton (JQ)	Andrew Nunn (AN)
	Michael Howard (MH)	

There were 37 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/18/03321 regarding land adjacent to Rose Villa, Shop Street, Worlingworth were discussed, including:

- whether agricultural land outside of the village envelope should be developed in this way; the parish council explained that they are very much against the village extending beyond the current boundaries as historically the village is based around five manors and that objections have already been raised to the joining up of these five distinct areas.
- the risk of such a development setting a precedent for more housing to be proposed on land adjoining the plot that is currently under discussion;
- that outline planning very often does not accurately reflect the final outcome;
- the potential impact on wildlife and native vegetation; parishioners asked if any of the trees on the site were protected, the Clerk will contact the local Tree Warden to enquire, but AN advised that anyone could apply for Tree Preservation Orders on any land and details could be found on the Suffolk County Council website.
- the lack of public transport and other facilities in the village; concerns were expressed that at present the village has a lovely community feel and increased urbanisation of the village could destroy this.
- the potential increase in traffic generated from the development; there are already problems with on-street parking in the area and there are worries that additional housing would only make the problem worse.
- further pressure on the village sewage system; the parish council have already contacted Anglian Water in response to previous planning applications and have been assured that the system could cope with further properties, but anecdotal evidence is that there are already problems at time in managing the sewage produced within the village - although the recent flooding was found to be because of wipes blocking the pipes. One parishioner asked whether it should be a condition that new housing should have private sewerage systems.
- whether the school had sufficient spaces available; the Clerk advised that when planning applications are approved all developments are subject to 106 funding requirements, which means that developers have to pay a levy to help provide infrastructure, which would include school places. This funding is cascaded down through County, District and Parish levels, with the County Council being responsible for educational funding. A representative from the Community Centre Committee advised that they had received approximately £2,000 in 106 funding to help refurbish the toilet facilities at the Community Centre, the Clerk advised that the new noticeboards had also been funded with 106 money.
- whether the housing was of the right type for the village; as evidenced by the recent Worlingworth Survey the vast majority of people in the village are against further expansion of housing, with only 25% of respondents in support of additional housing and the housing that was requested being single storey buildings, therefore chalet bungalows are not truly representative of the housing needs of the village.
- the village has recently seen approval granted for a major development and questions were asked about whether it was necessary to build more housing; the parish council advised that they had recently received notification from Mid Suffolk & Babergh District Council that as of 11th July 2018 the District Council could demonstrate a Housing Land Supply of 6.5 years – exceeding the government's minimum requirement of 5 years. The District Council has also stated that it does not want to build in areas without sufficient infrastructure.
- JP explained that the current parish council position is not to increase housing in the village and that the parish council has objected to a number of recent applications, using many of the concerns that were being raised as arguments to support the objections.

- the Clerk explained that the parish council does not make the final decision on any application, the parish council is merely a statutory consultee in the process and can choose to: object, support, make a neutral comment or make no comment.
- All present were urged to make their own personal comments online at District Council, as a larger number of objectors were likely to make a bigger impact upon any decision-making process. All letters submitted to the planning department must be read and that if the matter was referred to Cabinet then parishioners should go along to the meeting if possible.
- One parishioner queried a statement in the application that the housing would be suitable for the elderly as they can walk to village facilities as the area in question was too far out of the main village centre to walk in safely and apart from the Community Centre there are no village facilities. The Parish Council fully agreed with this assessment.
- Concerns were raised about the way in which the meeting had been publicised. The Clerk explained that the usual methods of communication had been carried out and stressed the short time line from receiving the notification from the District Council to calling a meeting and submitting comment. The Parish Council will make it an agenda item at a future meeting to review the communication methods used to ensure maximum coverage of the village and will contact the District Council to see if an extension to the deadline for comment can be granted for this particular application due to the 'holiday season'.

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

WPC 18-07-01 Apologies for Absence

Carol Garrett (CG) offered her apologies as she was away on holiday. The Council accepted.

WPC 18-07-02 Declaration of Interests

RQ and JQ declared interest as the land is adjoining their private residence.

WPC 18-07-03 To consider planning applications that have been submitted since the last meeting:

- DC/18/03321 Proposal: Outline Planning Application (all matters reserved).
Erection of 4 no. dwellings, including 1 no. bungalow and 3 no. chalet bungalows, with garages, parking bays, driveways and creation of new vehicular access. Land adjacent to Rose Villa, Shop Street, Worlingworth.

Councillors had all studied the application in advance of the meeting. After discussion, it was decided to submit **AN OBJECTION** to the application this decision is based on the following points:

- The District Council published a statement on 11th July 2018 stating that they could now demonstrate a Housing Land Supply of 6.5 years - exceeding the government's minimum requirement of 5 years, therefore no further expansion of housing is required within Worlingworth, especially taking into consideration the lack of infrastructure.
- The Parish Council 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.
- The site is outside of the agreed village envelope and greenbelt agricultural land should be protected against this sort of development. The proposal is also not in keeping with the historical nature of the village, which is based around five distinct manors and developments that threaten this layout by 'joining up' areas of the village undermine this important heritage aspect.
- 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. As such 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.
- The lack of realistic public transport options would lead to additional car journeys through the parish as a result of additional housing. The Parish Council questions the ability of the local road infrastructure to

support such an additional load. There is already an issue with on-street parking in the vicinity of the application, with issues of visibility and access a problem due to the substantial poultry unit which is regularly serviced by large vehicles using the nearby junction, any additional housing on or near this site would only exacerbate the dangers.

- Within the application it is stated that the housing would be suitable for elderly residents who could walk to village facilities, the Parish Council strongly disputes this statement as the site is well outside of the main village with the roads unsuitable for walking due to the recognised speeding issues. The housing is not suited to the needs of village residents, although there is a recognised need for one-storey dwellings within the parish, chalet bungalows do not meet the criteria
- The Parish Council is concerned that the application would have significant adverse effects on wildlife that uses the site. 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 of the area and as such would like to see Tree Preservation Orders implemented on and around the site.

AN proposed, JP seconded, 5 voted in favour, 2 abstained due to declaration of interests and **THIS WAS SO RESOLVED.**

- Any other applications received to date (if applicable)

DC/18/03469 Notification for Prior Approval Application for a Proposed Change of Use of Agricultural Building to 2 Dwellinghouses (Class C3) under Schedule 2, Par 3, Class Q(A) and (B) of the Town & Country Planning (General Permitted Development) (England) Order 2015. Moss Farm Barn, Moss Farm, Tannington Road, Worlingworth

Councillors had all studied the application in advance of the meeting. After discussion, it was decided to submit **A NEUTRAL COMMENT** to the application this decision is based on the following point:

- The Parish Council stated that they were pleased to see plans for work to be carried out at this site, but concerns were raised at the lack of plans for the main Grade II listed building at Moss Farm, which is in desperate need of restoration work. The Council would like to see work on this building included as part of the application.

JQ proposed, AS seconded and 7 voted in favour **THIS WAS SO RESOLVED.**

WPC 18-07-04 Matters for consideration at the Parish Council meeting on 19th September 2018

Items already on agenda:

Litter Pick & Walking Day	Re-Adoption of collated Standing Orders & Policies
Defibrillator & Emergency Plan Launch	How can data from VAS be used to reduce speeding in the village
Budgeting	Consideration of a shared PCSO for Worlingworth

Additional items for the agenda:

Managing public at meetings	Next Door - and other methods of communication
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There being no further business requiring the attention of the Parish Council, the meeting was closed at 8.55 pm.

The next meeting is set for **Wednesday 19th September 2018** at 7.30 pm.

Sarah Clare
Parish Clerk

Brian Smallcombe
Chair