

Mendlesham Parish Council

A Parish Council Extraordinary meeting was held in the Main Hall, Mendlesham Community Centre, Mendlesham on Tuesday 2nd April 2019 at 7.30pm.

1.Present: Cllrs M Exley (Chairperson),A Davey, D Foster, N Foster, D Nunn, H Orton, E Ward,M Watson, S Jones (Clerk), SCC/D.Cllr Stringer and approx. 68 members of the public.

Apologies: Cllrs N Fletcher, and S Webb.

The Chairperson welcomed everyone to the meeting.

The Mendlesham Parish Council filming statement was read out.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items. The Clerk declared an interest as Chair of Governors for Mendlesham Primary School.

b) To agree any dispensations with regard to declarations of interest. Not required.

3.To approve the draft minutes of the Ordinary meeting 6.3.19 as a true and accurate record of that meeting:

Pages 1639-1645 inclusive were unanimously approved, signed and dated by the Chairperson.

The meeting was opened to permit members of the public to speak.

4. Planning

a)Applications:

DC/19/00959 Land North East Of, Chapel Road, Mendlesham, Suffolk

Hybrid Planning Application – Outline Planning Application (some matters reserved)

Erection of up to 63no dwellings and new access;

Full Planning Application -Creation of 2.38 hectares of Community Open Space

Concerns were as follows:

- Proposed development too much for Mendlesham to sustain- already delivered over 100 dwellings in the last three years.
- Not in accordance with the Mendlesham Neighbourhood Plan.
- Road infrastructure: not able to cope with existing volumes, including HGVs and coaches. Roads narrow, pinch points, in parts unlit , in parts no pavements, only options via Mendlesham Conservation area . Impact of traffic from Cotton and Bacton. Ability to safely walk to school/Health Centre.
- Conservation area: impact of traffic on amenity of residents and current damage to properties.

- Location: the wrong side of Mendlesham, in open countryside, loss of agricultural land.
- Consultation some 12 months ago, public preferred site other side of village with opportunity to provide improvements to road structure and access to A140/A14.
- Proposed Community Open Space: insufficient detail regarding ownership, management, costs. Not required.
- Services: Concerns over Health Centre and School. Public services not as applicant reports. Ability of utility services to cope with extra demand? Foul water and drainage systems not coping at present. Electricity and water capacity?
- Concerns over impact of construction, particularly combined with Old Engine Meadow site.
- Footpath and views : negative impact on amenity with footpath enclosed with hedging.

The Chairperson suspended this agenda item for:

5. Public Forum: A member of the public asked about lack of signage to the Health Centre. The Chairperson responded that this had been reported.

DC/19/00959 Land North East Of, Chapel Road, Mendlesham, Suffolk continued.

Parish Councillors concerns:

- Visual impact: significant, medium impact documented in application documents, especially re amenity of the footpath. MP5 important view point.
- MSDC five year housing supply position was noted.
- Outside settlement envelope
- Not in accordance with the Neighbourhood Plan . MP1: min 75 dwellings over 15 years 2016-2031, 102 already delivered. Preference for small sites , 20 or so dwellings. Need for sustainable growth. Village now at capacity.
- Roads, services now at capacity.
- Location wrong side of the village, need for a through road to help traffic.
- Application consultation: did not ask do you want this development?
- Drainage/flooding concerns
- Community space: concern regarding ownership/responsibility
- MSDC H16 protection of existing residential amenity applies.

It was proposed, seconded and unanimously supported to recommend refusal of this application, to include the concerns documented earlier.

A question was asked about improvement of road systems, noting that a history of injury was required.

DC/19/01334 Barns, White House Farm, Mendlesham

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling under the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class Q(a) – Change of use of 2no agricultural buildings to dwellings.

A concern was raised about the lack of information regarding contamination of the site and clean up proposals.

It was proposed, seconded and unanimously supported to recommend approval of this application, with the concern regarding contamination and clean up of the site.

A history of the following planning applications was provided, including the approved site of 9 caravans in the parish of Wetheringsett.

DC/19/01325 Land at Brockford Road, Wetheringsett- Cum Brockford

Planning Application. Creation of new vehicular access and change of use of land to create hardstanding and siting of two residential caravans and up to three touring caravans.

Comments and concerns included:

- Maps and information provided with application extremely poor.
- Works had commenced without planning permission.
- Impact on access to the highway.
- Suitability of the highway, narrow, unlit, no pavements.
- Multiple effect of similar locations/applications.
- Flooding: Proposed location of caravans in areas subject to flooding despite application details of Flood Zones 1,2 and 3. Even considering maps provided, Flood Zone 1 indicates some 30m width from the highway, actual siting of caravans etc less than 20m.
- MSDC five year land supply.
- Mendlesham Neighbourhood Plan does not support.
- No residential development, including caravans, suitable for this location
- Multiple site/applications overwhelm existing neighbouring developments.

It was proposed, seconded and unanimously supported to recommend refusal of this application, to include the concerns documented earlier and as submitted for previous similar applications in this locality.

DC/19/01326 Opposite The Laurels and South of Two Oaks, Brockford Road, Mendlesham

Planning Application. Creation of new vehicular access and change of use of land to create hardstanding and siting of 1 residential caravan and up to 2 touring caravans.

It was proposed, seconded and unanimously supported to recommend refusal of this application, to include the concerns documented earlier for application DC /19/01325 and as submitted for previous similar applications in this locality.

The planning enforcement process was reported.

DC/19/01355 Land Opposite The Laurels and Next to Gatehouse Home and Harris Home, Brockford Road, Mendlesham

Planning Application. Creation of new vehicular access and change of use of land to create hardstanding and siting of four residential static caravans and up to 2 touring caravans.

It was proposed, seconded and unanimously supported to recommend refusal of this application, to include the concerns documented earlier for application DC /19/01325 and as submitted for previous similar applications in this locality.

DC/19/01176 Russells, Hobbies Lane, Mendlesham

Householder Planning Application-Erection of attached lean to carport and associated hardstanding.

It was proposed, seconded and unanimously supported to recommend approval of this application, with no further comments.

b) Results:

DC/19/01045 Land adjacent to Willow House, Mill Road, Mendlesham

: non -material amendment to DC/18/04709- addition of 2no ground floor windows. One to study (West Elevation) and one to WC (North Elevation) off utility room . Amendment details approved.

c) Correspondence:

MSDC Housing Land Supply Position Statement 2018/19

<https://www.midsuffolk.gov.uk/planning/housing-delivery/>

Noted.

6. Reports: urgent matters only

a) Clerks report: nothing to report.

b) Chairs report: nothing to report.

c) Any other reports: none

7. Financial: urgent matters only

None

8. Any other business: matters of report and future agenda items.

None

Meeting closed 20.35

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