

Mendlesham Parish Council

An Extra Ordinary Parish Council meeting was held in the Main Hall, Mendlesham, Wednesday 5th January 2022 at 7pm.

Present: Cllrs A Davey(chairperson), M Exley, D Foster, N Foster, B Gardiner, S Judd, D Nunn, H Orton, E Ward, S Jones (Clerk), SCC/MSDC Cllr A Stringer and nine members of the public.

Apologies: Cllr P Allen.

The filming statement was read out.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items.

Cllr Gardiner declared an interest in Planning application DC/21/06273 as his property backs onto the application site.

Cllr Judd declared an interest for transparency purposes in Planning application DC/21/06273 as she is a neighbour of the applicants.

Sharon Jones reported that she owned land including part of the River Dove downstream of application SC/21/06273 but also reported that as Clerk she was unable to take any part of the decision for the application.

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

3. Minutes: To confirm the following as a true and accurate representation.

a) Ordinary Meeting 8.12.21

Pages 1910-1914 inclusive were unanimously agreed as a true and accurate representation of the meeting, duly signed and dated by the Chairperson.

4.Public Forum: No written questions or matters of concern had been received and members of the public at the meeting had no questions on any non agenda matters.

5. Planning

a) Applications:

DC/21/06273 Land off Old Station Road and Glebe Way,

Mendlesham. Application for Outline Planning Permission (access to be considered) Town and Country Planning- Erection of up to 40 no. dwellings (including 14 no. affordable homes and self- build plots; and construction of 2 no. new accesses to Old Station Road and Glebe Way.

Report from Mendlesham Neighbourhood Plan Group.

The following report was read out to the meeting by the Chairperson of the Mendlesham Neighbourhood Plan Group.

“On the 17th March 2017 Mendlesham’s Neighbourhood Plan was formally adopted by Mid Suffolk District Council and formed part of the district local plan.

In July of 2017 it was decided to update the plan and include a land allocations policy.

The new revised plan is currently undergoing its consultee phase and at Regulation 16 in the process, before moving on to a full examination by a planning inspector at Regulation 17. When that process is completed we expect to go to referendum and if approved to final confirmation by Mid Suffolk District Council sometime in 2022.

This process is handled by Mid Suffolk District Council officers and as yet we have no idea of the outcome or consultee comments which may or may not have to be taken into consideration.

In the formal planning process when dealing with planning applications our revised document carries very little weight in any current applications. We are also aware that Mid Suffolk District Councils own revised local plan is currently on hold, this revised plan also includes a land allocation policy which we understand is due for a full re-evaluation process”.

The meeting was then opened for members of the public to speak.

The Agent for the applicants, introduced himself, reported that this application was further to consultation with the Mendlesham Neighbourhood Plan Group and reported he was available to answer any questions.

No members of the public asked any questions to the Agent or made any comments regarding the application. No written comments had been received by the Parish Council.

The meeting was then closed to members of the public and Parish Councillors were asked for their thoughts/ comments.

Discussion included:

i) The need for a road to connect Old Station Road to the church side of the village to alleviate traffic away from the conservation area/core of the village of Mendlesham . The need for this was not disputed, but different opinions were provided regarding the type of traffic the road should cater for, and if the proposed accesses as part of this outline application meet this need and avoid creation of “ rat runs”.

(ii)There was much discussion about the planning policy to support or not this application. This included noting:

- The adopted Mendlesham Neighbourhood Plan, does not include land allocations and policy MP1 includes “ Proposals for new dwellings will be supported within the existing Mendlesham village settlement boundary subject to”

“ The local community prefers small sites to provide 20 dwellings or less...”

- The weighting of the draft Revised Neighbourhood Plan which includes proposed land allocation sites and a new draft MP1, including this site and the need for the additional road mitigation changes. There was much discussion (and differing opinions) about if this draft document had any weighting, particularly when the process was currently suspended (Regulation 17) due to the need for further consultation regarding the strategic environmental assessment before continuing.
- The draft Babergh and Mid Suffolk Local Plan was currently on hold with further work now required further to the recent Joint Local Plan examination.

The meeting was opened to the public with a question asked regarding the knowledge Parish Councillors had about the process and conversations undertaken between the Mendlesham Neighbourhood Plan Group and applicants. The Clerk reported that notes of the meetings, but not any earlier potential indicative plans had been circulated to the Parish Councillors the day before this meeting.

The meeting was closed to the public.

Discussion regarding concerns and further information required to be able to consider the application recommendation proposal further and or provide mitigation included:

iii) The proposed new road, accesses and existing roads such as Glebe Way or Old Station Road, must be deliverable to take the additional traffic from the new properties plus any other traffic potentially diverting from the existing Conservation Area routes. The delivery of this road/objective, evidenced by the NP consultation work, was a major reason for this site to be a preferred site for future development in the Parish under the emerging Neighbourhood Plan. It was also noted the new road and accesses needed to be able to accommodate service and emergency vehicles, including the refuse lorry.

iv) Footpaths: Statutory consultees had also noted further work was required to join up the network of footpaths. The meeting also agreed the footpath from the Anglian Pumping Station behind the properties of Glebe Way should be a minimum of 1.5m in width and suitable for use by disability users (*Clerks note: Statutory consultees would no doubt confirm or otherwise requirements for this footpath at a later stage in the planning process*).

v) Various holding objections from Suffolk County Council Highways were supported.

vi) Impact on Elm Farm as identified by Historic England.

The Clerk reminded the meeting that this application was outline planning so detail could change, but the number of proposed dwellings at 40 was a lower density than the area of land could potentially deliver, the two accesses and number of affordable homes proposed should also be considered.

A proposal was made and seconded to provide concerns and comments, rather than a support or refuse proposal to Mid Suffolk District Council with the concerns and comments as detailed above under items (i to vi inclusive) .

The vote was 6 in favour, 3 against so the motion was carried.

4 members of the public left the meeting.

DC/21/06588 2 Riverside Cottage, Mendlesham Green. Householder Application: Erection of detached double cartlodge. Proposal to recommend approval with no comments was unanimously agreed.

DC/21/06605 Land to the Rear of Ceva Logistics, Norwich Road, Mendlesham (in the Parish of Wetheringsett Cum Brockford.

Planning Application. Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping. Proposal to recommend approval with no comments was unanimously agreed.

DC/21/05543 Ashes Farm, Oak Farm Lane, Mendlesham: Full Planning Application-Erection of 1no single storey dwelling with triple cartlodge (following demolition of agricultural barns) Plot 1 as amended by red line site plan received 30th November 2021. Proposal to recommend approval with no comments was unanimously agreed.

DC/21/05564 Plot 2 Ashes Farm, Oak Farm Lane, Mendlesham: Planning Application-Erection of 1no dwelling with triple cartlodge (following demolition of agricultural barns) Plot 2 as amended by red line site plan received 30th November 2021. Proposal to recommend approval with no comments was unanimously agreed.

DC/21/05565 Plot 3 Ashes Farm, Oak Farm Lane, Mendlesham: Planning Application-Erection of 1no dwelling with triple cartlodge (following demolition of agricultural barns) As amended by red line site plan received 30th November 2021. Proposal to recommend approval with no comments was unanimously agreed.

DC/21/05566 Plot 4 Ashes Farm, Oak Farm Lane, Mendlesham:

Planning Application-Erection of 1no dwelling with triple cartlodge (following demolition of agricultural barns) Plot 4 As amended by red line site plan received 30th November 2021.Proposal to recommend approval with no comments was unanimously agreed.

b) Results:

DC/21/05715 White Oaks, Norwich Road, Mendlesham Householder Application- Erection of single storey side extension- granted.

DC/21/06059 30 Old Market Street, Mendlesham: Application for Listed Building Consent – replacement of 6 no windows- granted.

c) Correspondence:

APP/W3520/C/19/3238588 Plot 4 – Woodlands, Land to the East of Brockford Road, Wetheringsett-cum-Brockford Appeal against Enforcement Notice issued: 06/09/2019 -withdrawn.

5. Reports

a) Clerks report -any urgent matters. None

b) Any other urgent reports. None

c) Chairs report. None

d) Questions to the Chair. None

6. Mendlesham Parish Council: Financial matters

a) To confirm payment of any urgent invoices. None

b) Any other urgent financial matters. None

7. Any other business: None

Meeting closed at 7.55 pm.

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