



## CLAYDON & WHITTON PARISH COUNCIL

Clerk: Mrs C Greenan, 129 Poplar Hill, Stowmarket, IP14 2AX

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### MINUTES

#### CLAYDON AND WHITTON PARISH COUNCIL PLANNING COMMITTEE

Monday 21 September 2020, 7.30pm held via Zoom

**PRESENT:** Cllrs C Cutler, G Cornish, S Price, C Studd

**CHAIRPERSON:** Cllr P Avis

**IN ATTENDANCE:** C Greenan (clerk) and four members of the public

#### **PL-09-20-01. Opening**

Cllr Avis opened the meeting

#### **PL-09-20-02. Public Forum**

One member of the public highlighted their objections that had been submitted regarding the reserved matters for DC/20/03704 (Old Norwich Road, Whitton). They highlighted that Plot 1 would dominate their rear garden and overshadow the annexe that is inhabited by their elderly parents. They also pointed out issues with the access road as Suffolk Highways have asked for a roundabout, despite this being a no through road with access to six houses, buses and emergency vehicles. They felt that the road should be changed to help mitigate the extra air and noise pollution that a roundabout would cause. They also felt that a roundabout would not be appropriate for a national cycle route, which is also a popular route for young people travelling to Claydon High School.

Parish Councillors agreed that they were very concerned that Old Norwich / Old Ipswich Road might be reopened. If this road were to be opened, the ongoing issues for traffic in Claydon, down the popular cycle route and on this route into Ipswich.

Parish Councillors and members of the public expressed their sadness and disappointment that the badger setts would be relocated as this land is an important habitat for these animals. They were also concerned that the noise pollution would be difficult for future residents to live alongside. However, these issues formed the reason that the proposal was opposed by both Claydon and Whitton Parish Council and Mid Suffolk District Council, but was overturned by the appeals committee.

Another member of the public talked about 'turning heads' on the proposed estate, which are designed for refuse trucks to turn around. It was felt that these would be very unsafe, especially considering that cars will be parked on the street as there is insufficient parking.

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So signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_

The member of the public also highlighted that Bellway had stated that there would be no on-road parking, but 90 of the spaces allocated on the estate would be in garages, something that is generally recognised to be an unrealistic expectation. There are 375 parking spaces for 190 houses, so there are not two parking spaces per house. In addition, visitor parking has been located in blocks, but given that residents will be parking in these and the reluctance of people to walk to visit others houses, there will be a lot of cars parked on the small roads of the estate. This could potentially cause issues for emergency vehicles.

The member of the public also raised the issue of the 'buffer zone' that will be a piece of land in between an existing property and the properties on the estate. They had concerns that this area of land would attract anti-social behaviour, as well as fly tipping. Parish Councillors agreed that this was a concern.

**PL-09-20-03. Apologies for Absence**

None

**PL-09-20-04. Declarations of Interest**

None

**PL-09-20-05. To receive the minutes of the meeting held 20<sup>th</sup> January 2020**

The minutes of the meetings were approved and were signed as a correct record.

**PL-09-20-06. Actions from Previous Minutes**

- a. In Touch entry to ask residents to watch the website and social media for updates on Ely Road and Church Lane Barham developments

This was added to the September In Touch submission.

- b. Barham Parish Council to be approached for their interest in joining with Claydon and Whitton regarding a Landscape and Wildlife Evaluation

Barham Parish Council were consulted and have decided not to proceed at this time.

- c. Quote for conservation area work

This was approved in the Parish Council meeting on 14<sup>th</sup> September 2020.

**PL-09-20-07. Planning Matters**

DC/20/03704

[Application for approval of reserved matters including Access, Layout, Scale, Appearance and Landscaping following outline planning application 1832/17 Allowed at Appeal](#)

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So signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_

**APP/W3520/W/18/3200941 for residential development for up to 190 dwellings (Use Class C3) with public open space, vehicular access and associated infrastructure.**

Land West Of Old Norwich Road Whitton Ipswich Suffolk IP1 6LQ

The clerk was asked to pull together the comments in the public forum and from Parish Councillors, particularly to challenge the siting of a roundabout. Parish Councillors asked if they could see the submission before it is submitted so that they can ensure that this objects to all the issues raised.

There were concerns raised from Anglian Water's response that Bellway do not appear to be fully informed about the surface water drainage.

Archaeological services had found sufficient evidence in their first dig to warrant a second dig.

DC/20/03501

**Householder Application - Conversion of existing garage to an office / playroom and erection of new garage.**

7 St Peters Close Claydon Ipswich Suffolk IP6 0HP

There were no public objections to this application.

Parish Councillors had viewed the location and found no issues with this application and therefore do not object.

DC/20/03891

**Application under Section 73 of the Town and Country Planning Act relating to Planning Permission 2351/16 previously varied by 1755/17 for the variation of Conditions 20 (Proposed access road details) and 26 (Off road cycle route improvements)**

Land At Blackacre Hill Bramford Road Great Blakenham Suffolk

Parish Councillors had no objections to the particulars of this application, although remain concerned about the amount of traffic that will use Claydon to access the A14.

DC/20/01291

**Application for Outline Planning Permission. (Access, Layout and Scale to be considered) Erection of 1no woodland lodge home, following removal of existing trailer home. Erection of 10No glamping pods**

Land At Thurleston Lane Whitton Ipswich Suffolk IP1 6<sup>TH</sup>

The Parish Council received notification of this appeal late last week. This application must be responded to by 19<sup>th</sup> October, which is the date of the next Planning Committee meeting. Parish Councillors agreed to discuss this and submit their objections on the same evening.

The meeting was closed to allow a member of the public to contribute to the meeting on this item.

They remain concerned about the inaccuracies in the application and has circulated a document to Parish Councillors.

The landowner has told the occupier that if the appeal is unsuccessful, he will ensure that the land is left open for travellers to occupy the site as an unauthorised encampment. Parish Councillors had not experienced a threat of this nature before.

The meeting reopened and the clerk was requested to ask for guidance from the enforcement officer.

**PL-09-20-08. Update on Planning Applications**

- a. The decision report was noted and is appended in the minute book.
- b. The resident correspondence regarding new houses dwarfing an old cottage on Old Norwich Road was noted.

**PL-09-20-09. Landscape and Wildlife Evaluation**

Further to discussions regarding this at the Parish Council meeting, the Planning Committee considered the proposal for a landscape and wildlife evaluation from Suffolk Wildlife Trust. There is currently £5,000 in the Neighbourhood Plan budget that could be moved to pay for this.

Councillors were unanimously in favour of progressing with this evaluation.

**PL-09-20-10. CPRE Campaign and Petition Regarding Planning White Paper**

Councillors were concerned about the Planning White Paper as it denies the opportunity for local people to comment on issues that affect their local area.

The only positive that Councillors saw in the White Paper was the requirement to make roads tree lined.

The clerk was asked to draw together the comments from Parish Councillors into a submission and circulate it for approval by Parish Councillors.

They also asked to be added to petitions against the Planning White Paper.

**PL-09-20-11. Items for next meeting**

The meeting closed at 20:30

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So signed by the Chair \_\_\_\_\_ Date \_\_\_\_\_