

BOTESDALE PARISH COUNCIL

Minutes of the meeting held Monday 7 August 2017
Botesdale Village Hall

Present: Cllr John Abraham
Cllr Ernie Baxter
Cllr Caroline Stratford
Cllr Desmond Bavington-Lowe
Cllr Ken Liddle
Cllr William Sargeant (Chairman)

Parish Clerk – Leeann Jackson-Eve
District Councillor Derek Osborne
Darren Cogman and Jake Lambert, Bidwells
Raymond Long, Richard Jackson Engineering
28 Members of the Public

7.30pm The Chairman welcomed those present and opened the meeting.

1. **Apologies for absence:** Cllr Mike Bishop
2. **To confirm the Minutes of the Meeting held 3 July 2017.** The minutes, circulated prior to the meeting, were agreed and signed following an amendment to item 6.1.1 to read "It was RESOLVED, with all agreed, to object to the application."
3. **Members Declarations of Interests and Dispensations:** None.
4. **Public Forum:** Representatives of Bidwells and Richard Jackson Engineering were present to answer questions about the application for Land South of Diss Road. The meeting was very well attended by residents, most of whom objected strongly to further development in Botesdale and Rickinghall without sufficient evidence of local housing need and assurances that infrastructure and services will be able cope. Furthermore, concern was expressed that a small rural community would be destroyed by inappropriate overdevelopment. With regard to the application for Land South of Diss Road, residents felt strongly that the application constituted overdevelopment which would be damaging to the character of the village. There were also significant concerns about the effect of the access on Tollgate Cottage, a listed building sited opposite the proposed access.
5. **Planning:**
 - 5.1 **Planning Applications:**
 - 5.1.1 **Land South of Diss Road, Botesdale.** Ref. DC/17/02760. Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure (all matters reserved except access). Following the comments from the public forum, it was noted that proposals for development put forward in 2016-17 would potentially yield 175 houses compared to the average of 12/year over the past 15 years. Sites identified in the SHLAA had the potential to yield another 300. In a community which currently comprised 1000 homes, this was a rate of growth which everyone felt required more sensitivity than the ad hoc approach currently being applied by MSDC due to the lack of a 5-year housing supply. Councillors agreed that overdevelopment would be damaging to the character of the village. The proposed development would change the linear nature of the village as well as removing the open views to the countryside which characterised The Street and Diss Road to the east end of the village where Tollgate House formed a historical "gateway" to the village.
Although there was modern development and an extension behind the listed Tollgate House, its relationship to the two roads could still clearly be seen when leaving the village. The construction of a new road junction directly opposite the toll house would diminish understanding of its historic role and relationship to the road junction, and detract from those qualities of the toll house's setting which contributed positively to its historic significance. The Design and Access Statement and the Planning Statement made no justification for the selection of the proposed access location and the Transport Statement confirmed merely that the existing roads had an adequate margin of capacity to accommodate the additional traffic.

It was noted that the Planning Statement outlined the core planning principles in the NPPF, one of which was the promotion of good design, i.e. "good design is indivisible from good planning and permission should be refused for developments of poor design that fail to take the opportunities available for improving the quality and character of an area, and the way it functions." The Parish Council agreed that this was an opportunity to align the access with the existing junction with the B1113 and change the priorities by transforming it into a roundabout. This would improve the safety of the near-miss prone junction and present a safer alternative for access and egress from the site than the current proposal. Utilising the existing junction would have the advantage of direct access to the bypass (A143) for travel either east or west, avoiding unnecessary and unwanted additional traffic through the village. Councillors felt strongly that this was an opportunity to improve the quality and character of the area, improve the safety of the junction and preserve the setting of Tollgate House.

The Parish Council therefore RESOLVED, with all agreed, to object to the application on the basis that the scale of the development, and particularly the proposed access, did not promote good design and would have a harmful impact on Tollgate House and the character of the village. The PC asked District Councillor Derek Osborne to request that the application go before the Planning Committee.

5.1.2 Chapel House, The Street, Botesdale. Ref. DC/17/02799. Minor alterations to outbuilding converted under application 2834/14 to enable annex use. Planning Application. It was noted that this application had already been determined by MSDC.

5.1.3 Chapel House, The Street, Botesdale. Ref. DC/17/02800. Minor alterations to outbuilding converted under LBC application 2835/14. Listed Building Consent. It was noted that this application had already been determined by MSDC.

5.1.4 Grove Farm, Common Road, Botesdale. Ref. DC/17/02355. Erection of 2no. additional duck rearing buildings and 3 no. feed bins, construction of extension to existing concrete hardstanding and installation of 3 no. additional propane tanks. It was noted that this was not overlooked though there was a well-used footpath nearby. It was RESOLVED, with all agreed, to support the application.

5.1.5 Spring Meadow, Cherry Tree Lane, Botesdale. Ref. DC/17/02835. Erection of cart lodge. It was RESOLVED, with all agreed, to support the application.

5.1.6 Botolph House, The Street, Botesdale. Ref. DC/17/03362. Listed Building Consent - Replacement of existing lean-to aluminium greenhouse with timber greenhouse. It was RESOLVED, with all agreed, to support the application.

5.2 Notice of Intent to prune/remove tree(s) in the Conservation Area: None.

5.3 Notification of Planning Decisions by Mid Suffolk DC: None.

6. Finance

6.1 **Account Balance:** £ 30,905.28
Income: £ 306.15 MSDC Cleansing Grant

6.2 Accounts for Payment:

L Jackson-Eve	£ 513.89	Sal/Exp Jul 17
T Gaddis	£ 266.82	Grass cut/Play area Aug 17
Urban Forestry	£ 1,260.00	Replacement Youth Shelter Panel
Urban Forestry	£ 5,463.60	Play area refurbishment / new surface

RESOLVED, with all agreed, to approve payment of the accounts above.

7. **Matters to be brought to the attention of the Council/Items for the Next Agenda:** Distribution of information about planning applications.

8. **Next Meeting:** 4 September 2017

The Chairman closed the meeting at 9.25pm.