**Minutes of the Sproughton Parish Council Planning Meeting held via Zoom, on Wednesday 22nd April 2020 at 7:00pm**

**Attendees (via Zoom):** Cllr Powell, Davies, Maxwell, Selby, Curl, Kirsty Webber (Clerk)

Cllr Selby left the meeting at 19:39

1. **OPENING INCLUDING PUBLIC FORUM**

1.1 R. Jermyn present (member of the public)

1. **APOLOGIES**

2.1 Cllr Norman, King

1. **COUNCILLORS DECLARATIONS OF INTEREST RELEVANT TO ANY ITEM ON THE AGENDA**

4.1 All Councilors declared Wolsey Grange, Hopkins Homes, Pigeon, Sugar Beet Factory.

1. **CONSIDERATION OF DISPENSATIONS FOR A PECUNIARY INTEREST**

4.1 None Received

1. **MINUTES**
	1. Councillors to consider and approve the minutes of the Parish Council planning meeting held on 8th April 2020

5.1.1 These are believed to be factually correct. All Cllrs agreed.

* 1. Review of actions from previous minutes

5.2.1 All actions completed.

1. **PLANNING APPLICATIONS**
	1. **DC/18/02412** Full Planning Application (duplicate application of DC/18/02010)- Residential development of 49 dwellings with new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space. Location: Land On The East Side Of, Bramford Road, Sproughton, Suffolk

6.1.1 Committee agreed that Clr Curl should collate additional points in allocation identified and forward to clerk for submission to Planning. That Clr Davis should represent SPC on virtual meeting based on previous objection to include additional information identified if possible.

6.1.2 Action: Cllr Curl to complete response for BMSDC. Cllr Davies to complete Speech for BMSDC Planning Committee virtual meeting.

* 1. **DC/20/00826** Application under Section 73 of The Town and Country Planning Act for DC/18/00233 for variation or removal of condition 15 (Pedestrian and cycle link) Location: Land East Of The Street And Loraine Way, Bramford, Ipswich, IP8 4NS
		1. Committee agreed that as this was the other side of Bramford it was difficault to make an informed response
		2. No response.
	2. **DC/20/01058** Submission of details (Reserved Matters) and Discharge of Conditions 4 6 10 11 13 16 22 23 27 32 33 34 39 47 48 and 63 under Outline Planning Permission B/15/00993. Appearance, Landscaping, Layout and Scale for 305no dwellings, public open space, hard and soft landscaping and infrastructure. Location: Land North And South Of, Poplar Lane, Sproughton, Suffolk

6.3.1 Committee agreed that the Parish Clerk should submit a response confirming that previous submitted response with a reservation about the Skylark Mittigation Policy which Place Services have sugested should be reviewed in Ten Years. It was agreed that this was far too early to make any assessment of the site and such an assessment should only be made several years after builders have left the site as skylarks were unlikely to start populateing the field until building activity in the area ceased and 25 years at the end of the current JLP period would be more appropriate.

6.3.2 Action: Clerk to contact planning.

* 1. **DC/20/01395** Modification of a Section 106 Planning Obligation relating to B/11/00745/OUT to allow the "Low Cost Home Ownership Dwellings" under clause 5.17 of the S106 agreement and as varied by the Deed of Variation to also include affordable housing purchased on a shared ownership basis Location: Land South Of Sproughton VC Primary School, Gipping Way, Sproughton, Suffolk

6.4.1 No objections. All Cllrs agreed.

6.4.2 Action: Clerk to contact planning.

* 1. **DC/19/01401 & DC/19/01649** revised Indicative Layout Drawings and Email for the above two applications

6.5.1 Committee agreed that the Parish Clerk should submit a response confirming that previous submitted response was unchanged as the changes in the indicative layout were extremly minor having negligible impact on the matters raised by SPC. However In relation to the flood risk presented by this development to Sproughton downstream of the development it was agreed that the reduction of the Attenuation SUDS Pond capacity presented an increased risk. Concern was raised that permeable surfaces may silt up in the distant future and that an assessment where a once in 30 year 24 hour storm, a relatively common event presented was insufficient. The report showed that such an event would fill the SUDS pond but it is quite common for such winter rain storms to continue for more than 24 hours and follow on consecutively for many days which would overflow the SUDS pond adding to any river flooding and the risk to our community downstream.

6.5.2 Action: Clerk to contact planning.

1. **NEIGHBOURHOOD PLAN**

7.1.1 The NPSC have registered on Nextdoor for more media coverage. Have also got signboard to go up by the village shop on the bin. The team should be commended as ahead of plan. Expression of interest grant cannot be requested by NPSC and needs to be requested from the Parish Council. Action: Clerk to be added to the Parish Council May meeting agenda.

1. **HOPKINS HOMES**

8.1 As above

1. **Pigeon: Land Nth of Burstall Lane & West of Loraine Way**
	1. Meeting has been requested and the Clerk is gathering availability from Cllrs.
2. **Taylor Wimpey Phase**

10.1 Meeting has been arranged for Monday 27th April @ 10:00am via Zoom. Action: Cllrs to discuss issues to be raised and prepare an agenda.

1. **BENNETT HOMES FLOODING ISSUE**
	1. It seems the flooding has been resolved. Cllr Powell mentioned about the land being previously offered to SPC where the dog walkers walk. Cllr Curl pointed out we wanted to list that as an asset of community value. This is a matter to be resurrected at a future ordinary meeting. Action: Clerk to add May agenda
2. **WILDMAN PUB**

12.1 Cllr Curl received an email asking for more information regarding groups that used the pub. Action: Cllr Curl to reply

1. **Ancient Woodland off Poplar Lane**

13.1 Cllr Davies in contact with previous owner and awaiting a response.

1. **TO AGREE TIME, DATE AND PLACE OF NEXT MEETING**

14.1 Wednesday 13th May at 19:00

1. **ITEMS FOR NEXT MEETING**

15.1 Items 7 to 13

1. **AOB**
	1. Cllr Powell raised the question of when the next scheduled finance committee meeting is. Action: Cllr Curl to confirm.
	2. Cllr Powell also raised that the bungalow on the Ventris Close Site (The Russets, 14house application) had burnt down.
2. **CLOSE OF MEETING**

17.1 Close of meeting 20:23pm

Peter Powell

Peter Powell, Chairman, Sproughton Parish Council Planning Committee