**Minutes of the Sproughton Parish Council Planning Meeting held via Zoom, on Wednesday 22nd April 2021 at 7:00pm.**

**Attendees**: Cllrs Powell, Davies, Curl, Selby, King & Maxwell. Kirsty Webber (Parish Clerk) R. Jermyn (NP Chairman)

Cllr Selby left the meeting at 19:12pm

**AGENDA**

1. **OPENING INCLUDING PUBLIC FORUM**
   1. R. Jermyn spoke on behalf of the neighbourhood plan committee to offer concerns over planning application Dc/21/01667. The original granted application was in keeping with building materials and the vernacular style of the rural Burstall Lane. It replicated the original rear design of Cherwell House in style and building materials. Also, the height was restricted to a chalet bungalow style in keeping with the semi-detached buildings along Burstall Lane. The new proposed building uses materials that are not indicative to the area (Cedar Shingles), the NP guidelines for Design have not been considered and there are no other examples of this as a building material locality in the Design codes document. The buildings along Burstall lane are rendered. The roofs are classic Suffolk pan titles or clay roof tiles not slate. The windows are not modest but extensive and dominant on the skyline, with impact on the wildlife of the area. The light impact on the ridge of the plateau will be intrusive. Concerns over external light fittings in a dark skies area of Burstall. Suggest removal of permitted development rights. In order to retain control of the site and minimise amendments without planning consent.
   2. Cllr Davies advised that Cllr Selby wished to speak. Cllr Selby advised Cllrs that he was resigning from Sproughton Parish Council with immediate effect. He wished all the Cllrs well. Cllrs Powell and Davies thanked Cllr Selby for his time and contributions made to the Council as his time as a Councillor.
2. **APOLOGIES**

2.1 Cllr Norman

1. **COUNCILLORS DECLARATIONS OF INTEREST RELEVANT TO ANY ITEM ON THE AGENDA** All councillors declared an interest in the Wolsey Grange, Pigeon, Hopkins Homes and Sproughton Enterprise Park developments
2. **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 the 24th of March 2021

5.1.1 These are believed to be factually correct. Cllr Davies proposed Cllr King seconded all Cllrs agreed to the minutes of the 24th of March 2021

* 1. Review of actions from previous minutes

5.2.1 All actions complete

1. **PLANNING APPLICATIONS**

**6.1 DC/21/01653** Planning Application. Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), goal post height restrictors and play frame. Reconfiguration of the existing car park and the relocation of the existing recycling area. Tesco Car Park, Copdock Interchange, Pinewood, IP8 3TS

**6.1.1** Cllrs discussed the above application and have no objections to the freestanding restaurant. Objections were raised around the number of proposed signs. Signs need to be a similar number for each entity on the site. There appears to be no biodiversity or ecological gains from the application. Therefore, we would encourage landscaping, tree planting and the possible use of solar panels. Cllr Powell proposed the above objections, Cllr Davies seconded all Cllrs agreed. Action: Clerk to contact planning.

**6.2 DC/21/01565** Application for Advertisement Consent - Erection of 5No free standing signs, 2No Banner Units, 25No Dot Signs and 1No Play Land Signs. Car Park, Tesco Stores Ltd, Copdock Interchange, Pinewood Ipswich Suffolk

**6.2.1** Cllrs discussed the above application and have no objections to the freestanding restaurant. Objections were raised around the number of proposed signs. Signs need to be a similar number for each entity on the site. There appears to be no biodiversity or ecological gains from the application. Therefore, we would encourage landscaping, tree planting and the possible use of solar panels. Cllr Powell proposed the above objections, Cllr Davies seconded all Cllrs agreed. Action: Clerk to contact planning.

**6.3 DC/21/01557** Application for Advertisement Consent - Erection of 3No freestanding totem signs. Car Park, Tesco Stores Ltd, Copdock Interchange, Pinewood Ipswich Suffolk

**6.3.1** Cllrs discussed the above application and have no objections to the freestanding restaurant. Objections were raised around the number of proposed signs. Signs need to be a similar number for each entity on the site. There appears to be no biodiversity or ecological gains from the application. Therefore, we would encourage landscaping, tree planting and the possible use of solar panels. Cllr Powell proposed the above objections, Cllr Davies seconded all Cllrs agreed. Action: Clerk to contact planning.

**6.4 DC/21/01559** Application for Advertisement Consent - Installation of 6No Fascia Signs, 3No Booth Lettering and 1No Digital Booth lettering. Car Park, Tesco Stores Ltd, Copdock Interchange, Pinewood Ipswich Suffolk

**6.4.1** Cllrs discussed the above application and have no objections to the freestanding restaurant. Objections were raised around the number of proposed signs. Signs need to be a similar number for each entity on the site. There appears to be no biodiversity or ecological gains from the application. Therefore, we would encourage landscaping, tree planting and the possible use of solar panels. Cllr Powell proposed the above objections, Cllr Davies seconded all Cllrs agreed. Action: Clerk to contact planning.

**6.5 DC/21/01639** Householder application Construction of new vehicular access, driveway and parking/turning area. 2 Lower Chantry Cottages Hadleigh Road Sproughton Ipswich Suffolk IP2 0BT

**6.5.1** Cllrs discussed the above application and shared their concerns regarding the application and that within our approved design codes and emerging neighbourhood plan, this area is designated as a special character area. This will have a detrimental effect to the character of the building. Also, the iron railings have been there for a long time and are part of the ‘look’ of the cottage set in its garden. Also, the proposed sliding gate adjacent to the pathway is dangerous and should be set well back away from passing pedestrians. It is considered the present situation creates a hazard and which we would urge the SCC highways and possibly the police to look at this issue and find a safe and acceptable resolution’. Cllr Powell proposed to object to the application, Cllr Davies seconded. All Cllrs agreed. Action: Clerk to contact planning.

**6.6** **DC/21/01667** Full Planning Application - Erection of replacement two storey dwelling, cart lodge and associated landscaping works. Woodfield, Burstall Lane, Sproughton, Ipswich Suffolk IP8 3DJ

**6.6.1** Cllrs discussed the above application and concerns were raised. That it was not in keeping with the SPC approved design codes and is totally out of character of the area, utilises materials out of character and not used elsewhere in the parish and due to its increased hight whilst sitting in an imposing position on the landscape. Thereby being in conflict with BDC policies CN01 and HS05. Cllr Powell proposed to object to the application, Cllr Davies seconded all Cllrs agreed to object to the application. Action Clerk to contact planning.

**6.7 DC/21/01744** [Discharge of Conditions Application for B/15/00993- Condition 21 (Construction and Environment Management Plan) and Condition 61 (Deliveries Management) (Both to be discharged for Phase 1B)](https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QQDP0SSHN3O00&activeTab=summary)

**6.7.1** This item was discussed with items 6.8 DC/21/01745, 6.9 DC/21/01815, 6.11 DC/21/01976 and 6.12 DC/21/02185 as they are all related. Cllrs discussed a report by Cllr Powell on all these applications that had been previously circulated and was amended by recommendations made by Cllr Curl and Cllr Davies. It was proposed by Cllr Powell, that the suggested responses of the report objecting to the applications as amended should be submitted as the parish council response. This was seconded by Cllr Maxwell and all Cllrs agreed. Action: Clerk to contact Planning

**6.8 DC/21/01745** [Discharge of Conditions Application for B/15/00993- Condition 53 (Works to Footpaths), Condition 54 (Works to Footpaths), Condition 59 (Road Layout) and Condition 65 (Surface Water Drainage) (To be discharged for Phase 1B)](https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QQDP1RSHN3Q00&activeTab=summary)

**6.8.1** Cllrs discussed the above application as detailed in 6.7.1. Action: Clerk to contact planning with findings.

**6.9 DC/21/01815** [Discharge of Conditions Application for B/15/00993- Condition 70 (Surface Water Drainage)](https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QQIMCGSHGY300&activeTab=summary)

**6.9.1** Cllrs discussed the above application as detailed in 6.7.1. Action: Clerk to contact planning with findings.

**6.10 DC/21/01897** Erection of inset balcony to rear west gable and 5Nno. rooflights. Elton Grange, Elton Park, Sproughton, Suffolk IP2 0DG

**6.10.1** Cllrs discussed the above application and offer no objections to the application. Cllr Powell proposed, Cllr Davies seconded all Cllrs agreed to no objections Action: Clerk to contact planning

**6.11 DC/21/01976** [Discharge of Conditions Application for B/15/00993- Condition 6 (Flood Risk Assessment and Surface Water Strategy) (To be discharged for Phase 1B) and Condition 7 (Surface Water Drainage Scheme) (To be discharged for Northern element of Phase 1B)](https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QQU9QDSHKAJ00&activeTab=summary)

**6.11.1** Cllrs discussed the above application as detailed in 6.7.1. Action: Clerk to contact planning with findings.

**6.12 DC/21/02185** [Discharge of Conditions Application for B/15/00993 - Condition 52 (Bus Turning Scheme), Condition 55 (A1071/B1113 and A1071/Hadleigh Road) and Condition 58 (Highway Works)](https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=QRGHS8SHJ0U00&activeTab=summary)

**6.12.1** Cllrs discussed the above application as detailed in 6.7.1. Action: Clerk to contact planning with findings.

**6.13 DC/21/02235** Householder Planning Application - Erection of first floor side extension. 5 Long Meadow, Sproughton, Suffolk, IP8 3TR

**6.13.1** Cllrs discussed the above application and offer no objections to the application. Cllr Powell proposed, Cllr Davies seconded all Cllrs agreed to no objections Action: Clerk to contact planning

1. **NEIGHBOURHOOD PLAN**
   1. R. Jermyn update Cllrs. The NP draft has been sent back to Ian Poole for review, ready for a meeting Monday. Hoping to have a public exhibition in May. Work has been happening on identifying the special character areas and conservation area. The Conservation Area scoping document is currently up to page 119. Which is a detailed document on street scopes including noises, smells. Street furniture and style of houses. Green spaces document, awaiting documentation regarding WG1. Which would be reviewed annually.
2. **NEIGHBOURHOOD PLAN REFERENCE DOCUMENTSAPPROVAL**
   1. **Reference documents to be approved.**

8.1.1 There are no documents ready for approval.

1. **BENNETT HOMES**

9.1 Nothing to report.

1. **SPROUGHTON ENTERPRISE PARK**

10.1 Nothing to report.

1. **WOLSEY GRANGE**

11.1 Awaiting application to be submitted.

1. **HOPKINS HOMES**

12.1 Nothing to report.

1. **PIGEON**

13.1 Still awaiting S106 and decision notice.

1. **CONSERVATION AREA**

14.1 As per NP update

1. **BRAMFORD SUB STATION ISSUES**

**15.1** Cllr Davies updated Cllrs that there are talks tohavethe lines offshore rather than pylons.

1. **ANGLIAN WATER PIPE**

16.1 Nothing to report

1. **JOINT LOCAL PLAN**

18.1 Nothing to report

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

18.1 Wednesday 5th May 2021 at 19:00pm

1. **ITEMS FOR NEXT MEETING**

19.1 Items 7 to 17

1. **AOB**

20.1

1. **CLOSE OF MEETING**

21.1 Meeting closed at 20:18pm

Peter Powell

Peter Powell, Chairman, Sproughton Parish Council planning Committee