

**MINUTES of the MEETING of BOXFORD PARISH COUNCIL** held on Monday 20th February 2017 at 7.30 p.m. in the Village Hall, Boxford.

**PRESENT:** J Fincham-Jacques (Chairman), R Balls, A Sargeant, D Talbot-Clarke, C Hughes, D Waspe, V Strafford, M Wooderson, D Hattrell (Clerk), B Hurren (District Councillor) and in excess of 50 members of the public in accordance with the attached sheets.

**CHAIRMANS WELCOME:** The Chairman welcomed the members of the public and explained the format of the meeting. He explained the Village Plan did not progress as it required leadership. He asked for anyone in the room who felt they could take on this role to give their details on the sheet provided. He asked whether anyone had attended due to any other Parish Council Business. There was no response, so the implication was that everyone present were there in relation to the Goodlands phase 2 Planning. The Chairman asked D Talbot-Clarke to explain the initial response/enquiry made by the Parish Council to Babergh District Council Planning. D Talbot-Clarke explained that Policy HS21 was key and if not rescinded should prevent further development on this site. He read the email from this Parish Council to Babergh Planning. He had produced hand-outs on potential policies that may be relevant when presenting views to the Planners. The Chairman then explained the County Council have been asked to carry out a new traffic survey on Swan Street and also School Hill, however, the results may not be available until April.

**APOLOGIES:** were received from S Impett.

**DECLARATION OF INTEREST BY COUNCILLORS:** R Balls and M Wooderson declared an interest in the Goodlands development as they live nearby.

**MINUTES OF 6TH FEBRUARY 2017:** Accepted as correct.

**MATTERS ARISING FROM THE MINUTES:** Nothing was raised.

**QUESTIONS FROM THE PUBLIC:** Questioning focused on:-

- Traffic surveys and the timing of data collection
- The positioning of monitoring equipment
- Vehicles mounting the pavement in Swan Street (this is too costly to investigate) - the Chairman asked residents to photograph any incidents they witness
- Dangerous Access to the proposal for pedestrians/cyclists and in relation to the lack of give-way markings - the Chairman asked a resident to email specific details of an incident referred to. This was agreed.
- The variations on Phase 1 from the Planning to the final build and specifically the additional chimney and the height
- Historical information was recalled of the basis the original outline permission for Phase 1 of Goodlands was allowed and the traffic issues limiting the numbers had worsened significantly since.
- It was noted the views of Suffolk County Council Highways in relation to this proposal is not known at this stage
- It was noted the views of Babergh District Council Planning in relation to this proposal is not known at this stage
- Why build further houses on this side of the village?
- Medieval street which is brought to a stand-still at busy times of the day
- One resident suggested that as this will go to the Planning Committee, in addition to sending in views based on policy considerations, residents should send photographs to back up what they are saying
- Overall targets for the District and the Village?
- The issues with the infrastructure of the school, doctors and parking to accommodate more residents
- The visual impact from the A1071 and landscape considerations

- The risk of flooding caused by further drainage from the new properties - a resident explained that Phase 1 affected her property which in her opinion still hasn't been resolved
- The designation of recreational land and access to Primrose Wood following phase 1
- Impact to Primrose Wood and proximity to Areas of Outstanding Natural Beauty
- Lack of completion of the recreational aspects and path to Primrose Wood from the first phase
- The concept of a car park to ease congestion
- Damage to the road leading to the development resulting from Phase 1
- Unsympathetic design of Phase 1
- Increased pollution of air quality due to further traffic congestion
- Financial incentive at the District Council to build more houses

District Councillor B Hurren confirmed that this will go to the Planning Committee so will be decided by Elected Councillors based on Planning considerations. He advised that the recent Call for Sites at the District Council would satisfy the numbers required, so this reduces the pressure to accept a development like this. He confirmed he would speak opposing the application and shared his concerns including the potential loss of the recreational area allocated from Phase 1, the lack of Footpaths, access issues to Primrose Wood, Over development, Quality of Life and a big housing estate going through another.

During the questioning D Talbot Clarke shared information he had researched in relation to housing targets, Boxford as a core village, the presumption in favour of sustainable development unless material considerations. He stressed the need to oppose on evidence and residents took the opportunity to take the hand-out he had provided. A copy was also be available on the website. It was resolved that one cloned letter sent multiple times would limit the impact, so individual letters would be preferable.

R Balls spoke of his disappointment with the way Babergh District Council had handled the Station Field Affordable Homes Development.

Boxford Society had shared their response to this application which concentrated mainly on traffic, however, also referred to green space and access to Primrose Wood.

When the questioning had finished, the Chairman thanked everyone for their views and encouraged them to write into Babergh Planning in this respect.

**URGENT REPORTS FROM MEMBERS:** The impact of the "Keep Clear" opposite the Fleece was mentioned. M Wooderson was thanked for organising the leaflets and D Talbot Clarke for all his research.

The meeting closed at 9.50 p.m.

### **Planning Meeting Held by Boxford Parish Council at the Village Hall, Boxford on Monday 20th February 2017**

**The following applications were discussed: -**

**a) B/17/00091** - Outline application to erect up to 24 dwellings (including up to 8 affordable dwellings) with access on land to the south of, Daking Avenue.

**It was resolved to Object to this application** and to review views expressed by residents when putting together the response to Babergh. The wording of the response was delegated to D Talbot Clarke, M Wooderson and V Strafford and the final draft will be forwarded by the Clerk ahead of the deadline.

**b) B/17/00107** - Application for a two storey side / front gable extension and erection of single storey detached, two bay cartlodge (following demolition of existing garage) at Chimneys, Hadleigh Road.

**No Objections**

**c)** A response had been received from Philip Isbell, Professional Lead - Growth & Sustainable Planning asking for a phone contact to co-ordinate diaries to arrange the meeting. It was agreed for the Clerk to ask his availability for an evening meeting either this week or next - **Action Clerk.**