



## BLYTHBURGH with BULCAMP & HINTON PARISH COUNCIL

### Minutes of Special Parish Council Meeting Monday 1<sup>st</sup> September 2014

**Present:** Cllr D Tytler (Chair), Cllr J Blakesley, Cllr A DeThabrew, Cllr D Gifkins, Cllr A Mackley, Cllr C Waller, J Boggis (Clerk)

**Open Forum:** (8 parishioners present).

A parishioner wished to update the meeting with the happenings at Angel Field. The parishioner had shown an interest in renting the field and received a letter from the landowner detailing the cost of renting and mentioning that one option open was for the land to be used for pigs. The parishioner did not respond to this letter but has subsequently responded stating that he is interested in renting and has made an offer. One of the concerns expressed at the meeting over the use of the land for pigs is the impact on the Nature Reserve and Site of Special Scientific Interest. The Chair stated the Parish Council would keep a watching brief.

#### Parish Council Meeting

As this was a Special Meeting, minutes of last Parish Council meeting were not discussed.

#### 14/67. Welcome

The Chair welcomed everyone to the meeting, gave a brief overview of what was planned and stated that this was parishioners chance to express their views to the Parish Council. The chair then introduced Cllr Alan Mackley, Chair of the Planning Advisory Group, who would be leading the rest of the meeting.

#### 14/68. Overview of proposed SCDC consultation - Planning Advisory Group

The Chair of the Planning Advisory Group started by stating the purpose of the meeting. 'To consult parishioners on a response to SCDC's proposal to consult about their updating of the core strategic planning strategy in the Local Plan.' Of particular importance was SCDC's strategic housing land availability assessment (SHLAA) and the Blythburgh sites identified. SCDC identified a need for 10 houses in Blythburgh from 2010 to 2027. Completions and approved development since 2010 is already 28. This includes Blyth View.'

The Chair of the Planning Advisory Group then gave a presentation introducing the information supplied by SCDC about the future of planning, focussing on Housing, in Blythburgh through to 2027. A copy of the presentation is available on request.

#### 14/69. To receive options for future development - Planning Advisory Group

The Chair of the Planning Advisory Group continued his presentation with some areas for consideration in relation to future housing in Blythburgh and a list of questions the Parish Council had been asked to answer by SCDC. A copy of the presentation is available on request.

#### 14/70. **Open Forum** - To receive the views of the Parishioners

The meeting was then opened for the Parishioners to express their views.

Q - How does Blyth View fit into the Physical Limits boundary? Should the Village physical limits include Blyth View?

A – Blyth View has its own Physical limits boundary. Including Blyth View into the Village physical limits would open large amounts of the 'countryside' to development.

Q – Can maintaining the Green Nature of the Village be used as an argument in Planning in relation to the areas in Angel Lane and Hawthorn Farm highlighted as possible development sites?

A – The Parish Council has used maintaining the Green Nature as an argument.

There followed a discussion about the proposed sites in Angel Lane and Hawthorn Farm. The discussion focussed on type and design of development, using the 9 houses to be built behind ‘Amberley’ as an example of inappropriate type and design and the award winning development at Elmswell as an exemplar. The conclusion was that in principle these are suitable sites but this is subject to the detail of the type and design.

Q – Where / who does the employment in the village come from?

A – This is limited but from farming, the shop and pub. Within the Parish employment comes from other places including High Lodge but is based on tourism. It was suggested that some existing farm building could be converted for commercial use.

There followed a further discussion about developments and developers. This focussed on developers and the vendors looking for maximum return and the planning authorities being driven by policy in spite of design, which encourages this approach.

Q – Why are areas where applications have been rejected not included, i.e. the Triangle?

A – No new development to the west of the A12 has been completed for over 100 years as this area has a number of listed buildings and is in a conservation area which impacts the suitability for development.

A point was raised about a visual weakness with the Village, especially to the west of the A12 between Church Road and Priory Road. There was no real heart to the Village, there are a lot of open spaces, and it was expressed that this has an impact on the speed of traffic through the village. This feeling of open space was enhanced by the lack of key trees with in the Village, the Black Poplar being the only tree of note on or near the A12. It was also suggested that if the Village sign had been located so that it was visible from the A12 it would generate the image that motorists were entering a village.

Q – Do SCDC consider the impacts on the infrastructure of development?

A – The biggest impact on infrastructure would be traffic as most other services would need large developments to impact on their ability to cope.

#### 14/71. Way forward

The Chair then brought the open forum to a close. He summarised the views of the parishioners making the following points

- 1 - The physical limits should include all houses in the ‘Core’ of the Village
- 2 – There is no objection, in principle, to further development in the Village
- 3 – Development should be of appropriate design, of high quality and using appropriate materials.
- 4 – The overarching requirements listed in the conservation area appraisal should be used for all development not just those in the conservation area, i.e. green spaces, dark nature of Village.

The Chair explained the Parish Council would use these points to formulate a response to SCDC. This response would be agreed at the next Parish Council meeting.

The Chair thanked those who attended and closed the meeting.

Meeting Closed at 8.25pm

Date of next Parish Council meeting **Tuesday 16<sup>th</sup> September 2014** commencing with an Open Forum at 7:15pm followed by the Council Meeting starting at the earliest of 7:30pm.