

## **Mendlesham Parish Council**

An Extraordinary Parish Council meeting was held in the URC Chapel, Old Market Street, Mendlesham, Thursday 7 September 2023 at 7pm.

**Present:** Cllrs A Davey ( Chairman ), M Exley, D Foster, N Foster, C Orton, E Ward, S Jones (Clerk), SCC/D.Cllr A Stringer and 18 members of the public. .

**Apologies:** Cllrs P Allen ( business reasons), D Lummis (Disclosable pecuniary interest for planning application DC/23/03723.), S Judd ( personal reasons) and H Orton (personal reasons).

**Acceptance of apologies:** Unanimously agreed.

**The filming statement** was read out.

### **2. Declarations of interest:**

**a) To note Councillor's declarations of interest in any of the following agenda items.** Cllr Exley declared a Disclosable pecuniary interest in planning application DC/23/00305 as his property borders the application site and reported he would leave the meeting for this agenda item.

**b) To agree to any dispensations with regard to declarations of interest.** Not required.

**3. Minutes:** none to approve as minutes from the meeting 6.9.23 were not available.

**4. Public forum:** No members of the public present wished to speak apart from forthcoming planning applications and nothing had been received prior to this meeting.

### **5. Planning:**

#### **a) Applications:**

DC/23/03723 Land East of Old Station Road, Mendlesham: Application for Outline Planning permission (Access points to be considered), Appearance Layout and Scale Reserved Town and country Planning Act 1990 (as amended): Erection of up to 28 dwellings (including 9 affordable homes) and provision of public open space. Renewal of planning permission DC/18/03147.

Cllr debate included:

- The planning history regarding development of this site.
- This application appeared to fit with the Mendlesham Neighbourhood Plan, in particular MP1 and the provision of the two proposed accesses, one for Old Station Road, the other via Glebe Way.

- Concerns about the suitability of Glebe Way and impact on local residents.
- The question was raised if there was a missed opportunity for a new road to the corner of Oak Farm Lane, Brockford Road, Church Road?
- The traffic implications/needs of Mendlesham Parish.

The Clerk then reminded the meeting of the requirement to provide comments on this application only.

- The need to consider the heritage of Elms Farm and any impact /mitigation required due to this application.
- No financial burden required by the Parish Council relating to management of any part of the site.

Cllr Stringer was asked and confirmed that this application would go to Mid Suffolk Planning Committee.

The following was noted.

- Flooding – holding objection
- Rights of Way request for £20k with regard to the Mendlesham Woodland footpath.
- Anglia Water comment with regard to noise from the pumping station for new residents and dwellings.
- Places Services: holding objection re Ecology.
- Suffolk Preservation comments with regard to the impact on Elms Farm.

The meeting was then opened to the members of the public.

Concerns included the impact on Glebe Way including current difficulties with parked cars, impact on road safety, difficulties with current refuse collection and emergency services being able to access the area.

- Questions were asked about why a direct new road could not come out at the Anglian Water Pumping Station.
- Concerns regarding the impact on wildlife, house prices, village services including the Health Centre and School .
- The Planning Agent reported that another planning application for a further 40 dwellings was to follow. Ecological required information was being addressed. Surface Water Drainage was being addressed further to a change of rules and requirements since previously considered for the first outline application . The principle of development had already been established. A management company would be established for the public open space.

- Mendlesham Parish Council would share contributions towards infrastructure. (*Clerks note: There was no agreement at this meeting that the Parish Council would agree to use Parish funds/ infrastructure funds*).
- A question was asked if infrastructure contributions could be used for public transport? The Agent replied there would be a contribution towards school buses and the applicants had looked at access near the Pumping Station but there was insufficient space.
- A comment was made about the need to consider and improve infrastructure before applications and agreed there was a lost opportunity for the Parish. Sensible road infrastructure including weight/traffic management were required.
- Cllr Stringer reported on the Neighbourhood Plan Committee aspirations and outcomes further to requirements from the NP Inspector. A masterplan for the whole site had been requested and was required. Further financial information regarding outcomes associated with the Pumping Station were not known, therefore the financial requirements of a new access point in this area could not be considered. This application could not solve existing parking issues.

The meeting was then closed to members of the public.

The following proposal was made, seconded, with a vote of five for, one abstention.

Mendlesham Parish Council reluctantly supports this application as it complies with the Neighbourhood Plan (Nov 2022). We remain disappointed that a holistic approach for the entire site, including any future applications by way of a Masterplan has not been provided.

Delegation was provided to the Clerk to include the landscaping report as received from a resident and the salient concerns/observations as above as part of the response. **Action: Clerk**

Cllr Exley and eight members of the public left, leaving 5 Parish Councillors, SCC/MSDC Cllr Stringer and 10 members of the public.

**DC/23/00305 Land adjacent to, 17 Brockford Road, Mendlesham: Full Planning Application- Change of use of land for grazing of horses, and erection of stables with new vehicular access.**

Parish Councillors discussion included:

- The proposed new access near the bend had been withdrawn, with access for this application now part of the access for the new dwellings. This was welcomed.

- The absence of a manure management plan.
- The need for a light management plan.
- Mendlesham Neighbourhood Plan policies particularly historic and open space.
- Mid Suffolk Local Plan 1998 policy SB3.

Members of the public reported:

- Unknown impact on flooding further to current building works for the new dwellings.
- A neighbour supported the current building works reporting improved consequences for his property and garden.

It was proposed, seconded and unanimously agreed to recommend refusal of this application as it was not in accordance with the Mendlesham Neighbourhood Plan and to reiterate the previous comments, excluding those relating to the highway, including the need to remind of the need for a Manure Management Plan, the required protection for private use only, the nearby Right of Way and a Lighting plan.

**Action: Clerk.**

**b) Results:** None

**c) Correspondence:** None

**d) Any other planning matters:** None

## **5. Reports:**

- a) Clerks report: any urgent matters to report. Nothing to report.
- b) Any other urgent reports: Nothing to report
- c) Chairs report: Nothing to report
- d) Questions to the Chair: Nothing asked.

## **6. Mendlesham Parish Council: Financial matters**

- a) To confirm payment of urgent invoices: None.
- b) Any other urgent financial matters: None

**7. Any other business:** None

Meeting closed at 8.03pm