

## **BRAMFORD PARISH COUNCIL**

### **MINUTES OF THE MEETING HELD IN THE PARISH ROOM, BRAMFORD, ON MONDAY 19<sup>th</sup> FEBRUARY 2018.**

**PRESENT:** Mrs M Brand, B Earthy, J Gardiner, W Holton, A Horn, G Key

#### **1.2 QUESTIONS FROM THE PUBLIC**

A resident wished to make Councillors aware of the possible re-submission of a planning application relevant to land at the rear of 3-5 The Street.

A resident wished to make Councillors aware of personal objections to the recently submitted planning application (item 10(a)) for land off Loraine Way.

A resident wished to make Councillors aware of drainage issues in the Ship Lane car park and potential flooding problems.

#### **2.2 TO RECEIVE REPORTS FROM THE DISTRICT AND COUNTY COUNCILLORS**

Written and verbal report from County Councillor Field, including budget proposal increases and the rejection of a substantial planning application in Claydon ward

Verbal report from District Councillor Welsby, including recycling issues and five-year land build shortages

#### **3.2 APOLOGIES**

J Hooker, P Kingham

#### **4.2 Declarations of interest appropriate to any item on the agenda**

Cllr Earthy declared a pecuniary interest in item 10(a) on the agenda

#### **5.2 MINUTES**

Minutes of the meeting held on 15<sup>th</sup> January approved and signed

#### **6.2 ACTIONS OUTSTANDING**

- a) Councillors agreed to defer outstanding actions for next month's meeting to determine available reserves following finalisation of yearly accounts.

#### **7.2 FINANCES**

- a) Monthly Payments – Councillors agreed to sign cheques to the value of £3,285.99
- b) Internal Audit – Councillors agreed to appoint Heelis and Lodge as internal auditors for the 2017/18 yearly audit.

## **8.2 ASSET REGISTER**

Councillors agreed for the Clerk to update the Council's Asset Register and for the Parish Room and Scout HQ to be re-valued due to the installation of a new roof

## **9.2 GRANT FUNDING**

Councillors agreed to consider grant funding under its General Power of Competence once reserve levels confirmed following end-of-year accounts

## **10.2 PLANNING**

- a) DC/18/00233 – Outline Application (with some matters reserved) – Residential development of up to 225 homes including affordable homes with areas of landscaping and public open space, new access from Loraine Way and pedestrian and cycle links – Land east of The Street and Loraine Way

Cllr Earthy, having declared a pecuniary interest relevant to this application, left the meeting at this time.

Councillors considered this application at a recent meeting and wish to make the following comments.

They believe the development fails to effectively address economic, social and environmental requirements as laid out in the National Planning Policy Framework and, more specifically, Strategic Objective 6 of the Core Strategy Focused Review – the provision of housing, employment, retail, infrastructure and access to services co-ordinated to accommodate new development and enable communities to be balanced, inclusive and prosperous.

Local residents have expressed concerns as to the 'remoteness' of this development in relation to existing village amenities and the lack of suitable, sustainable modes of transport for schooling, shopping, etc.

It's also feared that central Bramford will become a 'rat-run' due to a considerably increased traffic flow into Ipswich (primary employment market) and that little economic benefit will be evident within the village as a result.

The route is narrow with a significant number of properties fronting directly onto pavements. On-road parking is the only option for many of these properties, effectively reducing the road to a single lane in places, and the additional traffic could result in the adverse wellbeing for children accessing the nearby primary school and elderly residents at a sizable central sheltered housing complex accessing local amenities.

Councillors therefore request that consideration be given for appropriate pedestrian and traffic calming measures to reduce risk and prioritise other, more appropriate routes, to prevent an adverse environmental impact due to traffic congestion in central Bramford and the absence of more sustainable transportation links.

Councillors have previously raised concerns over the level of existing healthcare provisions, and the apparent lack of relevant proposals to date. In fact, documentation from the NHS confirms there is no capacity for additional growth by either of the two main GP practices, Deben Road and Chesterfield Drive, whilst accepting the development of up to 225 residential dwellings ‘...is likely to have an impact on the NHS funding program for the delivery of primary healthcare provision within the...catchment of the development.’

Despite suggesting Community Infrastructure Levy funds could be used to ‘mitigate’ the recognised impacts, no firm commitment has been made that these funds will in fact benefit the parish specifically, and Councillors remain concerned that this ambiguity may result in no appropriate services being provided.

Likewise, Councillors are concerned that local schooling provisions are currently at capacity, with the impact of 130 homes now being built yet to be felt.

In addition to the primary school, many secondary age pupils attend nearby Claydon High School, also at capacity.

Councillors remain concerned as to the future impact on schooling within the area with the addition of a further 300 plus homes and would appreciate additional information as to appropriate solutions being considered.

Councillors note that no viable concerns have been raised by SCC Highways with regard to this proposed development but feel that their conclusion is based on the one proposal without considering all relevant developments in the area and the potential impacts this comprehensive review may identify.

It is therefore requested that further information be sought, by means of a comprehensive plan, to assess the holistic impact on local road infrastructure by this and other developments, i.e. SnOasis and the wind farm power station, as a whole.

It is also requested that further detailed plans for pedestrian and other sustainable links from the development to local amenities and services be addressed so that Councillors can best assess economic, social and environmental impacts.

Local knowledge has identified a specific issue regarding existing sewage removal facilities on the site and Councillors would appreciate assurances from the developers that appropriate consideration has been given to resolving this issue at an early stage.

Councillors ask that any decisions regarding this application take into consideration the environmental impact on the surrounding area and support comments already presented by Bramford residents with regard to this. They specifically ask whether Sequential and Exception Tests have been completed with regard to flood risk.

Finally, Councillors would like to draw attention to Bramford's Parish Plan and Village design Statement (2012) which, whilst not binding on any decision made regarding planning applications, does convey the general opinion of local residents and their community, including the desire to 'balance the density of developments' and 'promote the village identity'.

Cllr Earthy re-joined the meeting at this point.

8.40pm Meeting closed

CHAIRMAN

DATE