

## **BRAMFORD PARISH COUNCIL**

### **MINUTES OF THE MEETING HELD IN THE LORAINÉ PARISH ROOM, BRAMFORD ON MONDAY 27<sup>TH</sup> FEBRUARY 2017**

**PRESENT:** Mrs M Brand, J Dodds, J Gardiner, W Holton, J Hooker, Mrs C Mobbs.

#### **1.2(1) APOLOGIES**

B Earthy, G Key

#### **2.2(1) Councillors declaration of interest appropriate to any item on the agenda**

None received

#### **3.2(1) PLANNING**

- a. 0156/17 – Land adj. Bramford Playing Field, The Street – Proposal: Application for approval of reserved matters pursuant to outline planning permission 2986/15 relating to Appearance, Landscaping, Layout and Scale for the development of the erection of 130 residential dwellings, garages, public open space and vehicular access.

Councillors considered this application and made the following observations,

Whilst, in general, councillors continue to accept the proposed scheme, the following concerns were reiterated, Consideration to be given to secure screening along the playing field boundary to limit unreasonable levels of access onto the playing field site, for safety and security purposes.

Consideration to be given for the retention of existing trees and greenery around boundary and on green spaces to maintain rural feel to site. Confirmation as to who will be responsible for the costs of maintaining proposed green spaces and how this work will be undertaken.

- b. 0408/17 – By-Pass Nurseries, Bramford Road – Proposal: Application for outline planning permission – Change of use of land from commercial nursery to land for residential development (indicative layout shows 18 no. dwellings proposed), following demolition of existing nursery buildings. Alterations to existing vehicular access and creation of pedestrian foot way.

Councillors considered this application and made the following observations,

Councillors continue to oppose the application and would refer Mid Suffolk District Planning Department to comments made regarding the previous application relating to this site, in addition to the following concerns,

Despite the application stating 18 dwellings are now proposed, the plans available indicate there are still 20 dwellings shown for the site. Councillors are concerned that either inaccurate documentation has been made available for comment or the developers are attempting to ‘push through’ their original proposal. Previous concerns indicated over-crowding of the site and this observation is maintained in light of documentation currently available.

Councillors remain reluctant to see the removal of existing hedging along the road-facing boundary, which is contrary to assurances made in the previous application, or a reduction in height (to 650cm)

for visibility, and require further information as to who would be expected to maintain any hedge at this height, due to road safety concerns.

It is noted that an additional access onto Bramford Road is proposed for an existing dwelling (Nursery Cottage) which is in close proximity to the proposed main access/exit for the site, with little information on relevant visibility splays. Councillors have previously expressed concerns as to safety aspects of vehicles entering and exiting the main road from Ipswich into Bramford and believe the additional access will only exacerbate this potentially dangerous situation.

Councillors wish to reiterate the views of Bramford residents, recorded in their Parish Plan, for the desire to maintain a separate identity from Ipswich, and feel that this application has failed to recognise these views by proposing building on the last remaining land space that separates the village from the town.

‘Since 2005 there has been no major change in the attitude of the residents of the village. They value the fact that Bramford is a rural community and not a suburb of Ipswich and are keen for that status to remain.’ Extract from Bramford Parish Plan, 2012.

It should also be noted that councillors have been supportive of major developments at other locations on the outskirts of the village that continue to maintain Bramford as a separate community.

Councillors consider the proposed public footpath to be unsuitable for residents on the development to access village facilities, as this path directs pedestrians along an existing unmade footpath that can be inaccessible for significant periods, especially during inclement weather conditions and, therefore, may be unsafe. It should also be mentioned that residents wishing to access facilities in Ipswich via the bus service will still be forced to make a number of road crossings to access the nearest bus stop, as will children attending the village primary school.

Councillors have examined the layout of the proposed site and have identified that the dwelling at plot 6 will be directly over a ‘soakaway’ drain, thereby preventing access to the drain should there be any need, i.e. maintenance or repair.

Councillors note areas of ‘green space’ on the proposed layout but no details on who will be responsible for the maintenance of this space, and would appreciate further information on this aspect of the application.

c. 0501/17 – Land to rear of 3-5 The Street – Proposal: Erection of a new dwelling.

Councillors considered this application and made the following observations,

Access to the proposed dwelling is very narrow and runs alongside a busy footpath frequented by young children going to and from the near-by primary school, and elderly residents accessing village facilities from sheltered housing accommodation.

They feel access on and off the site would interject with the pathway entrance as well as the private parking facilities agreed for new dwellings to the front of this proposed application, making the area excessively busy and potentially unsafe for pedestrians.

Councillors have also identified the location of a bus stop a few metres from the proposed access, used by a significant number of village residents that will also have an impact on pedestrian numbers in the area, as well as potential visibility restrictions for vehicles exiting the proposed site.

Councillors consider the addition of this proposed dwelling, after a successful application for two new dwellings on the same land plot, to be ‘unsightly greed’ and an attempt to recoup losses from an unsuccessful business venture, with little regard for the safety of others.

- d. 0176/17 – 4 Broke Avenue – Proposal: Installation of windows to create rear side extension

Councillors considered this application and have no objections.

- e. 0528/17 – 73 Leggatt Drive – Proposal: Erection of a single storey side extension and new front porch.

Councillors considered this application and have no objections.

8.10pm meeting closed

Chairman

Date