

## **BRAMFORD PARISH COUNCIL**

### **MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE PARISH ROOM, BRAMFORD ON 16<sup>TH</sup> SEPTEMBER 2019**

**PRESENT:** Cllr J Gardiner, Cllr A Horn, Cllr G Key, Cllr P Kingham, Cllr L Powell, Cllr C Ransom, Cllr C Wolton

#### **1.9 QUESTIONS FROM THE PUBLIC**

Two members of the public made representations regarding the poor Broadband service at Bramford Tye and the subsequent issues this was having on businesses in the locality. They confirmed significant enquiries with relevant stake-holders to little effect and called upon the support of the Parish Council to assist in improving services.

County Councillor John Field agreed to look into the matter on behalf of the Bramford Tye residents.

District Councillor James Caston suggested the local MP, Dr Dan Poulter, be contacted by the residents and issues explained.

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

Written and verbal report from County Councillor John Field, during which he stated a letter from Mr Steve Wickes at First buses explained the company was selling off its bus routes. He also stated that the relevant portfolio-holder at Suffolk County Council, Mary Evans, was keen to visit the Parish Council but not before a meeting with First buses.

Verbal report from District Councillor James Caston, during which he stated Mid Suffolk District Council had identified a five year land supply of 5.66years. When queried, County Cllr John Field stated this didn't mean proposals were automatically rejected but that it could have an impact on the likes of the Fitzgerald Road site.

District Cllr Caston stated he had engaged the services of a PCSO to resolve parking issues around the junction of The Street and Gippingstone Road, brought to his attention by a resident, and that local businesses had also been supportive in attempting to resolve the problem.

He stated a meeting on the Fison's site had identified a possible homeless person on the grounds and that work to dismantle buildings had been put on hold to determine if anyone present, although there had been no subsequent sightings so it was believed this person had now gone.

#### **3.9 APOLOGIES**

An apology from Cllr M Brand was received and accepted

#### **4.9 DECLARATIONS OF INTEREST RELEVANT TO ANY ITEM ON THE AGENDA**

None received

## **5.9 MINUTES**

- a. Minutes of the Parish Council meeting held on 15<sup>th</sup> July approved and signed
- b. Minutes of the extra ordinary Parish Council meeting held on the 19<sup>th</sup> August approved and signed.

## **6.9 STATUTORY BUSINESS**

No items for consideration

## **7.9 ACTION PLAN**

- a. Works to Council building – external woodwork and windows – the Clerk advised Councillors that a second potential contractor had been identified and a request for quotes prepared.
- b. Cemetery – Field adjacent to cemetery – maintenance – the Clerk advised Councillor that legal advice as to contract contents still needed to be sought.
- c. Cemetery – Unauthorised structure – Plots 589, 590 and 591 – the Clerk advised Councillors that contact still needed to be made with Exclusive Rights holder to arrange possible meeting.
- d. Playing Field car park – s.106 funding application progress – Councillors advised that planning application now completed and to be sent to MSDC.
- e. Bramford Bus cuts – Councillors had previously been updated under Item 2 on the agenda.
- f. Ship Lane car park – removal of gravel – Councillors advised that car park to be cleared once skip arrives.
- g. Land adjacent to bus stop – removal of trailers – the Clerk advised Councillors that contact was to be made via an associate of the possible owner to request removal.
- h. Bank Account signatories – Councillors signed relevant documentation in preparation of submission of I.D. documents.
- i. Ship Lane river-bridge – repainting of railings – the Clerk advised Councillors that ownership still needs to be confirmed.
- j. Litter Bins – the Clerk advised Councillors that bins on order.

## **8.9 FINANCES**

- a. Monthly Payments – Councillors agreed to make payments to the value of £6,487.95, including payments from August where no full Council meeting held.

## **9.9 PLANNING**

- a. DC/19/04068 – Submission of details under Outline Planning Permission – DC/19/00413 – Appearance, Landscaping, Layout and Scale to be considered for 2No dwellings – Land adjacent to Rosehaven, Hibbard Road

Councillors noted these were two large properties intended for the plot with approximately one metre between them. Councillors considered access to and from the site and the cumulative effect of overdevelopment of the area with regard to traffic flow. Councillors offered no objections to this application

- b. DC/19/03876 – Application for Listed Building consent – Planning Application – Demolition of fire-damaged building – The Old Fison’s Site, Paper Mill Lane

Councillors agreed there was very little of the building to now be saved and criticised the failure of the site owners to effectively secure the site and maintain the integrity of the listed building. Councillors were satisfied that Historic England were being consulted on the matter but reiterated the fact that little remained of the relevant building.

Councillors offered no objections to this application

### **10.9 JOINT LOCAL PLAN CONSULTATION RESPONSE**

Bramford Parish Councillors agreed that the policies contained within the Babergh and Mid Suffolk Draft Joint Local Plan consultation document identified the issues concerning local residents, but were concerned at the future efficiency of these policies should they be tested through future planning applications.

Councillors felt the ability to enforce the policies was minimal, especially over health provision where infrastructure decisions don’t lie with the local authority.

With a national ageing population and the recent cuts to bus services locally, Councillors felt this was an area where cumulative issues had already arisen (lack of GP surgery places and a reluctance by NHEngland to invest in existing provision), with the Draft Joint Local Plan apparently failing to provide meaningful guidance on this issue.

Councillors considered the Joint Local Plan Allocations for Bramford, listed as LA006 and LA007.

LA006 refers to land south of Fitzgerald Road which, following previous applications, has been roundly opposed by local residents.

Application no 1291/02 was previously refused by Mid Suffolk District Council, on grounds that remain relevant today. This original application was for 13 dwellings, not the 100 on average being proposed under LA006

The ‘refusal’ document clearly states a development on this site would be ‘...a visual intrusion on this very open southern edge of Bramford to the detriment of the rural character and appearance of the area as a whole’. The document went on to state that the development failed to provide ‘...a safe access to and from the site...’ due to the sharp bend offering ‘...substandard forward visibility’.

A further criticism related to the public right of way that crosses the site with Suffolk County Council’s own guidance at the time stating ‘...the present character and future use of public rights of way are important and should be retained...’ with the refusal document stating the proposal ‘...fails to safeguard the rural character of this footpath route’.

Further to these concerns, Bramford has recently lost a significant bus route connecting residents with Ipswich and Stowmarket and Councillors note that mention has been made on recent planning

applications that a suitable bus service is in operation. This is no longer the case and if developed, residents on the site would be vehicle-reliant, with an opposition within the 2002 refusal stating the development at the time was 'car dominated.'

Councillors also note that a traffic survey associated with this particular site has been conducted primarily throughout the school holidays, a tactic regularly used by developers, and wholly unacceptable in estimating the impact on development of the Fitzgerald Road site.

Councillors also consider the cumulative effect of development to the south of the village and to the north side of Sproughton indicates a potential urban sprawl and the loss of individual village identities, and don't believe that it should be down to villages within the Ipswich Fringe to accommodate the needs of the Ipswich Housing Market Area.

In their 2012 Parish Plan, residents expressed the desire to maintain Bramford as a rural community and not a suburb of Ipswich, with emphasis placed on the development of 'infill' and 'brownfield' sites, such as the old Fison's site. Councillors note that this site is not identified within the draft Joint Local Plan.

As a result Bramford Parish Council continues to oppose the development of site LA006, Land south of Fitzgerald Road.

LA007 refers to land east of The Street in Bramford and Councillors have previously supported the development of land at this end of the village, believing it to be more suitable in terms of village identity, relevant infrastructure and minimal cumulative effect.

Item IX lists one of the expectations of the site as 'improving pedestrian links.' This has not been the case with regard to the initial site, with developers taking a deceitful approach on their failure to comply. Ironically, this potentially confirms Councillor's concerns, expressed earlier in this report, as to how the District Council can satisfactorily enforce policies under the draft Joint Local Plan, when finally implemented.

The draft Joint Local Plan doesn't take into consideration the initial phase of development, for approximately 130 houses, already under construction, and Councillors feel that the overall impact of such a sizable development will need to be considered before further development regarding LA006.

Sustainable development is summarised in the National Planning Policy Framework as '...meeting the needs of the present without compromising the ability of future generations to meet their own needs'. On this basis Councillors consider it prudent for the LA007 site to be significantly advanced before establishing the potential need to develop the LA006 site.

In conclusion, Bramford Parish Council consider the draft Joint Local Plan contains reasonable guidelines for future development over its lifetime but have grave concerns as to the ability of Babergh and Mid Suffolk District Councils to implement or enforce any of these policies, thereby leaving some developers in an over-bearing position of power and able to 'push through' unsuitable planning applications, much as the current situation allows.

Councillors roundly support local residents in continuing to oppose site LA006, land south of Fitzgerald Road, for the reasons previously made, and request that the principle of sustainable development be monitored with the continued development of site LA007, land to the east of The Street.

### **11.9 GUIDE AND SCOUT HQ BUILDING**

a. Kitchen and toilet repair/replacement

Councillors were advised by the Clerk of a change to the requirement for repairs, with Councillors now being requested to consider quotes for the toilet repairs only.

The Clerk advised Councillors that she would submit relevant s.106/CIL funding application initially and establish if quotes required amending to show costs for amended works, prior to Councillor's approval.

### **12.9 REPORTS FROM COMMITTEES AND RELEVANT GROUPS**

a. Bramford Playing Field – Cllr Gardiner advised Councillors that Hopkins Homes had agreed with him to repair the Council's chain link fence where damage had been caused due to the removal of tree branches.

Cllr Horn expressed concern as to whether Hopkins Homes might lay claim to ownership of the fencing once repaired and put in a gate as previously planned.

Councillors agreed for the Clerk to write to Hopkins Homes to request the replacement of the fencing, like-for-like, with no option for ownership.

b. Loraine Victory Hall – Cllr Wolton advised Councillors that policies and procedures were being reviewed and amended.

c. Bramford Open Spaces – Nothing to report.

d. Councillor's Reports

i. Councillors thanks Cllr Gardiner for replacing the screen on the Parish Council noticeboard, allowing residents to be able to read documents.

ii. Nothing to report

### **13.9 CLERK'S REPORT**

The Clerk advised Councillors that relevant issues had been resolved during meeting.

### **14.9 ITEMS FOR NEXT MEETING**

Cllr Key requested a motion regarding the possible purchase of north meadow land.

9.06, Meeting closed

SIGNED

DATE

DRAFT