

Draft until signed

**Minutes of Interim Combs Parish Council Meeting
Monday 22 June 2015 at 7.30pm, Battisford Community Centre**

Present: Cllr S Scarff (Chair), Cllr D Eade (Vice Chair), Cllr S Reynard; Cllr J. Crooks; Cllr D Stephens-Rowe,
Also present: Victoria Whitehead, County Councillor Julia Truelove, Adrienne New (on behalf of the Clerk), District Councillor David Whybrow (arrived at 8.35 having attended a neighbouring Parish Council Meeting), Mr John Crooks, Mrs Sylvia Crooks, Miss Sarah Crooks, and Mrs Jane Gant

1. **Apologies** Sarah Meech (clerk)

4. **Councillor Vacancy (B/F)**

Victoria Whitehead had applied and been voted in as Councillor. Victoria accepted the post and signed the Declaration of Acceptance form which was then countersigned by the Chairman. The Councillors welcomed Cllr Whitehead to the Council.

Cllr Crooks relayed interest he had received from Mr David Thorpe. Cllr Scarff gave recommendation to the proposal reporting on input and support provided to the village by Mr David Thorpe who had in the past undertaken the role of Parish Councillor

2. **Declaration of Interest**

Cllr Crooks declared an interest in item 3a (iii) and signed the Declaration of Interest book.

3. **Planning**

(a) Consider applications received:

(i) 1492/15 – Land west of Farriers Road, Edgecomb Park, Stowmarket

Cllr Scarff had circulated links to documents prior to the meeting in readiness for effective discussion at the meeting tonight. Cllr Scarff and Cllr Truelove provided maps of the development giving clarity on the boundaries and positioning of buildings, roads and proposed planting areas. The plot of land proposed for Phase 1 is currently farm land.

Travel/transport. Cllr Eade relayed information on a 'Residential Travel Plan' giving sustainable traffic planning advice. This included a package of measures to sustain residential traffic with the aim of reducing private car use for both residents and visitors by using alternative transport such as bus, cycle and walking. Estimated timescale for distance via walking, cycling and bus had been included in the document although given the majority of residents were expected to be elderly there was concern the given timescales would not be feasible. Pedestrian crossings, cycling and walking paths, bus stops and rail access were indicated as being easily accessible within the document. Again this was raised as concern as the rail station is some distance from the proposed site and although bus access is fairly close by it involves a lengthy journey before actually leaving the Edgecomb/Poplar Hill area as it provides a round robin service. Potential residents will be provided with details of sustainable travel within welcome packs which will include bus routes/timetables, car share databases, cycle and pedestrian routes. Cycle parking facilities are yet to be agreed with Highways. Bus companies will be approached with possible review of routes.

Access to Site – there had been arrangements in principle discussed between WSP (experts), Construct Reason (Developers) and Suffolk County Council. 2 locations had been identified, Ferrier Road to serve the North side and Poplar Hill to serve the South side. Barriers to stop vehicles using these roads as easy access through roads are to be installed. The travel plan is the responsibility of the developers with planned inclusion of 5 appointments to implement and manage the travel plan.

Cllr Stephens-Row relayed concern that the proposed Poplar Hill access did not have a clear view in either direction when exiting on to the main road. Cllr Truelove questioned whether a current traffic audit against estimated traffic level had been carried out and if so was it available. Cllr Eade reported he had not seen any clear indication that this had been done.

Cllr Scarff reported all the proposed buildings would be bungalows of 1, 2 or 3 bedrooms and would include garages.

Cllr Whitehead questioned whether the infrastructure was in place to facilitate this development, particularly schools. Cllr Truelove reiterated the concern as she reported issues currently raised regarding limited services

provided at the Combs Ford surgery currently and the Violet Hill practice being some distance from the proposed development.

Landscape. Cllr Reynard summarised the document, to maintain the landscape between Combs and the proposed development. Planting additional trees and vegetation, integrating with current hedging and shrubs To improve views and cover main buildings on the proposed site. Cllr Truelove suggested it may be prudent to ask what stage of maturity the trees/shrubs would be to estimate the time cover could be achieved.

Cllr Stephens –Row asked if a light pollution report had been made and whether street lighting had been mentioned.

Drainage. Cllr Crooks described the proposed drainage structures including SUDS (sustainable drainage systems) and Aqua Cells (underground storage boxes) which hold excess water which is released gradually and automatically to avoid flooding. Cllr Crooks reported that the site is a flood zone 1 which Mid Suffolk state is not in danger of flooding. The Councillors concern was that Combs Ford would take the overflow and flooding could occur here rather than the development site. Cllr Truelove was uncertain if the sewer at Combs Lane was adequate to cope with additional sewage from the proposed development. Cllr Crooks reported that the sewer 'gate' opposite Edgecomb Road could cause a potential problem with additional drainage demands.

Cllr Scarff reminded the meeting of the responsibility of the council to comment on the proposals within the documents received rather than the development application for planning which had already been approved. Combs Parish Council had already given substantial objection response to the initial application as recapped by Cllr Truelove who reminded the meeting that comments relating to Phase 1 would impact on future proposed phases within this development. Objection to current proposals within the development documents was proposed by Cllr Stephens-Row and seconded by Cllr Eade. All Councillors were in agreement. Cllr Scarff will draft response with input from Councillors in readiness for presentation to MSDC. Given impending deadline the clerk will request an extension to comment response currently 24 June.

(ii) **1888/15 – 20 Combs Green (erection of single storey rear extension following demolition of existing single storey conservatory)**

Support for this application was proposed by Cllr Crooks, seconded by Cllr Reynolds. All Councillors were in agreement.

(iii) **1874/15 – High View (erection of a two storey dwelling following demolition of the existing building, stationing 2 temporary static caravans for use on site throughout construction)**

Cllr Crooks left the meeting at this stage as he had declared an interest due to ownership of the property.

Discussion regarding the viability of renovating the existing property resulted in agreement to being not a viable solution as the property is in poor condition and construction.

Whilst the proposed property is double in size to current building the site is big enough to support the building without substantial impact on neighbouring residencies. Cllr Stephens-Row proposed support of this application, seconded by Cllr Eade. All Councillors were in agreement.

5. **Any Other Business**

Prospect Place. Cllr Reynolds raised the potential 'change of use' regarding Prospect House development (Park Road) recently completed. Stepping Stones have added this development to their website as housing for people who find difficulty living independently and require support from professionals. Cllr Whybrow reported he had no knowledge of this being anything other than residential status as originally in the planning Application. Cllr Whybrow will investigate and feedback at the next meeting. It was proposed to bring the next meeting forward from 13 July to 10 July subject to venue availability. The clerk to check and confirm.

Combs Fête. It was proposed and agreed at the last meeting that the Parish Council will man a stand at the fete on 4 July for awareness of the Parish Council and its remit to the Parish. Cllr Scarff offered to provide a banner and name tags on the day. It was agreed to have a rota to ensure availability of Councillors and a poster showing details of all Councillors including District and County Councillors.

The meeting concluded at 9.00p.m.

Next meeting proposed for Friday 10 July 2015 @ 7.30p.m