

Minutes of additional Parish Council meeting held on 16 November at the Elmsett and Aldham Village Hall.

- 11.21.00      **PRESENT:** Alan Newman in the chair, Andrew Morton, John Sones Andrew Woodgate Fiona Watt, and District Councillor L Jamieson, two members of the public and the clerk was present
- 11.21.01      **APOLOGIES:** Nick Bird (holiday)
- 11.21.02      **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** There were no declarations of interest.
- 11.21.03      **CO-OPTION OF PARISH COUNCILLOR:** The chairman introduced Mr Paul Firman to the meeting and proposed that he be co-opted as a councillor, having attended a previous meeting and shown an interest in serving the community. All councillors present were in favour. The chairman then welcomed him as a councillor. Mr Firman then signed the declaration of Acceptance of Office. The Clerk to register with Babergh to enable him to submit members interests.
- 11.21.04      **RECESS FOR PUBLIC COMMENTS:** Discussion centred around the benefits to the wider community of providing a new pavilion and the need to get planning permission for a replacement building before the demolition of the existing. It was felt that it would provide more flexibility for the hiring of the hall and also a facility for the school. The chairman thanked everyone for their contribution.
- 11.21.05      **CORRESPONDENCE:** Rural Housing Enabler had contacted the council asking whether the Housing Needs Survey would be carried out. The councillors resolved to await a further meeting with the Neighbourhood Plan consultant.  
BDC – Christmas Waste collections – Clerk has placed the calendar of dates on the noticeboard, on the website and notified the newsletter.
- 11.21.06      **FINANCE:** The following invoices were verified for payment and signed

T Hitchcock	Cut 27/10	65.00	Open spaces Act 1906
E&A Village Hall	Hire 16.11	22.00	LGA 1972

The clerk confirmed that a duplicate cheque for £226.11 for CAS for insurance had been signed as this had not been received.

Financial Contribution to Village Hall for new pavilion. Having listened to the debate during the recess and heard additional views of all the councillors present. and taken into account the amount of CIL money still available (12,500), it was proposed that the parish council would be contributing to the village hall. The exact amount would be dependent upon the amount of external grant achieved and the final estimated cost of the work. In order to enable the village hall management team to progress their grant applications it was initially thought that the offer would be in the region of £30,000.

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11.21.07

**PLANNING: DC/21/03561** (Reserved Matters application) relating to Outline Planning Permission B/17/01009. Appearance & Scale for residential development of 41no dwellings to include market and affordable housing, new vehicular access, wildlife areas, amenity space and community woodland. Location: Land to The East of Hadleigh Road. Reason(s) for re-consultation: Drawing 171630 and affordable housing detail sheet rev A dated 3rd November 2021 - Members of the council discussed the resubmission and agreed to submit their response to Babergh District Council - The Parish Council does not object to the principle of this application as it is inline with our Neighbourhood Plan. Nor do we object to the placing and schedule of the affordable units. However, again as we said before, we have very real concerns in three areas that need to be resolved before the final layout is approved. Parking on Hadleigh Road We are still very concerned that the approval of this application in its current form will lead to long term highway road safety issues. Currently vehicles belonging to or visiting numbers 5 and 6 Hadleigh Road have no alternative other than to park on Hadleigh Road. When the new estate road access is constructed it will be immediately opposite number 6 and parked vehicles on Hadleigh Road at this location will be a very real road safety hazard. This situation is in no way the making or fault of the residents who have no off-road parking. All of this was pointed out at the outline stage and ignored by the planning committee. Can this now be taken seriously and some provision made to avert this danger. Frontage Drainage Ditch A further serious concern is that the approval of the application with a wide and deep frontage ditch will be a hazard for the life of the development. It will be a considerable maintenance burden as can be seen at any roadside ditch in the countryside and will also require a safety fence along the whole of its length between the ditch and the new footpath and the Ditch and the edge of Hadleigh Road which will in itself cause further maintenance difficulties leading to an eyesore in the centre of our lovely village. In addition the ditch will require headwalls set further back from the new estate road because as shown any overrunning of the 6m radius kerb will result in vehicles falling into the ditch, moreover there is no facility for pedestrians from Hadleigh Road at the new junction. Finally, there doesn't appear to be a connection between the ditch and the existing pond at the southwestern extremity of the site. It's fair to say that there hasn't been any practical thought given to this. Street Lighting There should be no street lighting on Hadleigh Road or the new estate. As a parish council representing the village, we continue to object to road lighting on new estate development as it is out of character and unnecessary in the countryside. Please make sure the highway Authority is aware of this.

**DC/21/05844** (Reserved Matters in Part) Application for Outline Planning Permission DC/17/05204. Appearance, Scale and Landscaping to be considered for the residential element, 18no dwellings - Shrubland Park Nurseries, Maltings Farm, Whatfield Road – this was discussed as there a number of issues to be resolved the following is the submission to Babergh DC - Our comments are in three parts. Part one - Access road issues, Part two Whatfield Road Footway issues and Part three - General comments. Part One - Access In commenting on these applications it is necessary to refer to Outline Planning Application DC/17/05204 (Access and Layout to be considered) for the erection of up to 18 dwellings, erection of

commercial nursery and creation of vehicular access and demolition of existing buildings on land at Shrubland Nursery, Whatfield Road, Elmsett which was granted on 25th January 2019. One of the documents upon which the decision was taken was Drawing Number 8325 - 03 c proposed site plan, which is the approved drawing. Since that time we have seen applications DC/20/01363 (Refused) and DC/21/01533 seeking detail approval for the Commercial Nursery. The parish council commented in detail on both applications pointing out the shortcomings on the safety of the access because the specified visibility splay appeared to cross the line of the hedge in front of the new dwellings immediately to the west of the access. Now that we have a detailed setting out plan a fresh assessment of the visibility splay has been undertaken and it still appears that a problem remains in achieving 2.4m set back by a full 60m. We note that although a topographical survey has been undertaken the extent of the junction splays are not shown on the setting out drawing. Our recent photograph taken at a set back of 2.4m from the projected access stop line is shown above. The visibility will only worsen as the hedge matures and grows to its full size. Another issue revealed by the setting out drawing is now causing a further highway concern. It appears, that in order to provide access to the site within the application site boundary the proposed centreline of the access road has been moved slightly to the east. This in combination with avoiding moving the existing substantial Cadent Gas building (site reference 195309) on the eastern side of the access road has caused the need to create a bend in the access road close to the junction. In addition the access road at this location has been reduced to 4.8m, compared to the 5.5m at the southern end of the site. The footway width is also reduced at this location from 2m to 1.5m. Already the radii of the access curves at the junction of Whatfield Road are questionably small (approximately 5m) but in combination with the access road width reduction this will introduce road safety conflicts. It is clear that an HGV accessing the site from the east will have to more than straddle the centreline of Whatfield Road, it will use the majority of the width of Whatfield Road and the whole of the access road width. The approved outline plan Drawing Number 8325 - 03 c shows no such bend in the access road. Please remember that the access road will not only serve the 18 dwelling but it is also the sole access to the Commercial Nursery you have now approved. This represents a built in conflict, which if approved will be present to the detriment of road safety for the life of the developments. We suggest that the proposed layout should be checked using a swept path tracking program with the Freight Transport Association Design Vehicle to properly identify the risks. Part Two - Whatfield Road Footway Another very important matter is the detailing of the new footway on Whatfield Road. In dealing with outline application DC/17/05204 the Highway Authority wrote to you on 15th Nov 2018 stating that – “The proposed mitigation for additional footway construction improves access to the village, bus stops for cyclists and pedestrians.” This referred to the provision of a new footway on the south side of Whatfield Road adjacent to the pond that lies immediately to the east of the site access and then extending eastwards to the access to ‘The Malting’. The provision of this section of footway was included as part of the overall development and is clearly shown on the approved application plan Drawing No. 8325/03C and on the Nursery submission of details DC/ 21/01533 Drawing No. 8949/03 but it is not detailed on the setting out plan from Richard Jackson, Drawing

No. 60748/004 submitted with these applications. It is important that this is corrected and included in any detail approval as this small element of footway on Whatfield Road provides the link between the frontage footway outside the seven new dwellings to the west of this site and the larger length of footway to the east which will run from 'The Malting' towards the village. The longer footway to the east will be provided by the Highway Authority under the S106 agreement they entered into with you as the Planning Authority, on 13th November 2017 when dealing with planning application B/16/00447. The complete footway will provide safe pedestrian access from the 18 new dwellings and Nursery users towards the village facilities. Part Three General Comments There are also other matters to be considered. These include the following: 1. Lack of visitor parking generally for the 18 dwellings. 2. Specific safety issues with access to plots 3 and 9. 3. Inappropriate arrangements regarding parking for plots 1,2,3,16,17 and 18 4. We also consider that there is a lack of planting compared to the outline approval. 5. As in all other estate road applications in the village we object to road lighting as it is considered inappropriate and unnecessary in the countryside

11.21.08

**DATES FOR NEXT MEETINGS:.** 7 December, 18 January, 2022  
at the village hall.

The meeting closed

Signed:-..... Dated:-.....  
Chairman