

## CHILTON PARISH COUNCIL

### Minutes of Meeting held on Monday 4<sup>th</sup> September 2017 at Gt Waldingfield Village Hall

**Present:** Councillors Keith Shapley (Chairman), Adrian Beckham, Richard Edgeley (arrived late), Tony Foster, Eileen Gore and Thomas Reeve (arrived late).

**Attending:** D Crimmin (Clerk) and 2 members of public.

#### **17/100 Apologies for Absence**

Cllr Hart of Chilton (bereavement) sent her apologies as did Colin Spence (Suffolk County Councillor) and Margaret Maybury (Babergh District Councillor).

#### **17/101 Declaration of Interests and Requests for Dispensation**

Cllrs Foster, Gore and Shapley declared non-pecuniary interests in item 17/106a as they neighbour the site. No requests for dispensation had been received.

#### **17/102 Minutes of Meeting held on 21<sup>st</sup> August 2017**

The minutes of the meeting were approved and signed by the Chairman as a correct record.

#### **17/103 Public Forum**

Two residents from St Mary's Close raised their concerns over the proposed development on land north of Waldingfield Road.

#### **17/104 Clerks Report (Appendix A) and Chairman's Report**

After reviewing the Clerk's report there were no further actions requested of the Clerk.

#### **17/105 Routine Correspondence (Appendix B)**

After the councillors reviewed the correspondence and the emails circulated by the Clerk there were no further actions requested of the Clerk.

**Cllrs Edgeley and Reeve arrived.**

#### **17/106 Planning**

- a. The councillors reviewed **Planning Application DC/17/04052 Land North of Waldingfield Road** - Outline planning application for residential development of up to 130 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved and resolved to object to the planning application as outlined in Appendix D.
- b. No further planning application had been received since the agenda was posted.
- c. The status of planning applications previously reviewed by the council were as follows:

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Application Reference	Address	Planning Details	CPC Minute	Parish Council Comments	Babergh DC Comments
B/17/00376	The Red House, Lavenham Road	Adjoining Parish - Application for Listed Building Consent- Construct white shiplap/featheredging over existing cement render.	17/040c	No Comment	
B/17/01099	Avalon, Newton Road	Erection of detached single-storey dwelling including garage and construction of new vehicular access.	17/070a	Support	Permission Granted 31/07/2017
B/15/01718	Chilton Woods Mixed Use Development Land North Of Woodhall Business Park	Re-advertisement - Outline application (with all matters reserved except for access) - Erection of up to 1,150 dwellings (Use Class C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network); village centre (comprising up to 1,000m <sup>2</sup> Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works.	17/080a	Objected	
DC/17/03804	The Lodge, Waldingfield Road	Erection of single storey ancillary outbuilding (garden store).	17/095a	Support	
DC/17/03630	Venator, Milner Road	Construction of open sided lorry trailer cover structure.	17/095b	Support	

#### 17/107 Finance

- a. The councillors resolved to approve and accept the external audit report produced by BDO for the year ending 31<sup>st</sup> March 2017.
- b. The councillors reviewed the Asset Register and resolved that it correctly reflected assets held by CPC.
- c. The councillors resolved to accept the insurance cover offered by Community Action Suffolk as it covered all the council's assets and the risks associated with the council's operation.
- d. All cheques signed and due for signing, as itemised in the RFO Report (Appendix C), were authorised by the councillors. The councillors also noted the income received since the last meeting, agreed the Reconciliation of Accounts against the Bank Statements and reviewed the Statement of Accounts against the budget.

#### 17/108 Babergh Local Plan

- a. Cllrs Beckham and Gore will represent CPC at the Sudbury Visioning event on the 13th September 2017 at Delphi.
- b. Cllrs Foster and Shapley will represent CPC at the Local Plan consultation event on the 27th September 2017 at Sudbury Town Hall.
- c. The councillors attending the Local Plan event will prepare a draft response for the Local Plan consultation for consideration at the LCPC meeting on the 6<sup>th</sup> November 2017.

#### 17/109 Burial Authority matters

The Church Trustees are to write to CPC as the burial authority in relation to disabled access to the churchyard and a proposed path in the churchyard.

#### 17/110 Footpaths and other amenities

No issues raised.



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### Appendix C RFO Report

#### Receipt & Payments

Date	Details	Ref	Power	Receipts	Payments
17/07/17	Hart reservation of 2 plots & rights			900.00	0.00
19/07/17	UK Power Networks Wayleave			9.20	0.00
23/08/17	Tebbits-Chaplin reservation of plot			250.00	0.00
04/09/17	PA Scammell - Post repair	786	LA 2011 ss 1 to 8	0.00	238.30
04/09/17	BDO - Audit Fee	787	LA 2011 ss 1 to 8	0.00	0.00
04/09/17	DF Crimmin - Expenses	788	LA 2011 ss 1 to 8	0.00	353.43
04/09/17	CAS - Insurance	789	LA 2011 ss 1 to 8	0.00	172.80
04/09/17	SLCC - Clerk's subscriptions	790	LA 2011 ss 1 to 8	0.00	20.95
30/09/17	DF Crimmin - Salary July to Sept	791	LA 2011 ss 1 to 8	0.00	488.48
30/09/17	DF Crimmin - WFHA July to Sept	791	LA 2011 ss 1 to 8	0.00	39.00
30/09/17	HMRC - Clerk Tax	792	LA 2011 ss 1 to 8	0.00	122.00

#### Reconciliation

Account	Statement Date	Statement Balance	Actual Balance	Unpresented Cheques	Credits not shown	Difference
Current Account	01/08/17	£31,239.31	£30,054.35	£1,434.96	£250.00	£0.00
Instant Access Account	20/10/16	£27.07	£27.07	£0.00	£0.00	£0.00
		£31,266.38	£30,081.42	£1,434.96	£250.00	

#### Statement of Accounts vs Budget

	Budget	Actual	Reserves	Budget	Actual
Assets B/Forward		£27,561.41			
<b>Income</b>			<b>Expenditure</b>		
Precept	£7,721.00	£3,860.50	Clerks Salary	£2,677.00	£1,318.61
Bank Interest	£0.00	£0.00	Admin Expenses	£562.00	£365.91
Churchyard	£0.00	£1,170.00	Insurance	£200.00	£172.80
Grants	£513.50	£0.00	Annual Subscriptions	£360.00	£211.05
Wayleave	£9.20	£9.20	Audit Inspections	£175.00	£66.00
Other	£0.00	£0.00	Donations	£200.00	£0.00
VAT Repayment	£0.00	£751.80	Chairman's Allowance	£200.00	£0.00
			Dog & Litter Bins	£360.00	£0.00
			Footpaths	£600.00	£0.00
			Churchyard / Memorial	£50.00	£238.30
			Community Warden	£650.00	£650.00
			Street Lighting	£0.00	£0.00
			Projects	£1,000.00	£86.52
			Other	£0.00	£0.00
			VAT Paid	£0.00	£162.30
<b>Total</b>	<b>£8,243.70</b>	<b>£5,791.50</b>	<b>Total</b>	<b>£562.00</b>	<b>£7,912.00</b>
					<b>£3,271.49</b>
			Assets C/Forward		£30,081.42
<b>Total</b>		<b>£33,352.91</b>	<b>Total</b>		<b>£33,352.91</b>

Signed \_\_\_\_\_

Date \_\_\_\_\_

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### Appendix D Response to DC/17/04052

Dear Sarah Scott

Re: Planning Application DC/17/04052 Land North of Waldingfield Road - Outline planning application for residential development of up to 130 dwellings (Use Class C3) including means of access into site (not internal roads), parking and associated works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.

At last night's Chilton Parish Council meeting the councilors reviewed the above application and resolved to object to the application. There are a number of issues that CPC raise in relation to its objection:

#### 1 Community Engagement

The statement by the applicant that the proposed site is in Sudbury demonstrates the lack of engagement with the residents and CPC on this application. The proposed site is entirely in the parish of Chilton. The applicant has not requested a meeting with CPC or its residents in order to discuss the proposals, they have been happy to send a letter to some local residents and CPC and refer them to a website. CPC is aware that some local residents to the proposed site have not been informed about the application, including the residents of Chilton Hall or Galgate Cottage on the heritage site opposite the proposed development. CPC do not consider this level of engagement as acceptable.

#### 2 Policy CS4

The application site is wholly enclosed within the strategic site of CS4 - Chilton Woods as included in the current Local Plan. There is currently Planning Application B/15/01718 which is seeking outline permission for 1,150 dwellings within the CS4 site parameters which Babergh as the LPA is determining. This application seeks a further 130 dwellings within the CS4 site parameters giving a total number of dwellings proposed for the CS4 site of 1,280. CPC consider that both developments should conform to policy CS4 and provide for up to a total of 1,050 new dwellings. We do not agree that "approximately 1,050" new dwellings covers up to 1,280.

#### 3 The outline application

CPC object to the description of the development for which bare outline permission is sought as it is unspecific and general. It needs to be more detailed which is entirely consistent with it being an outline application. There is less information and detail in the outline application description above than there is in Policy CS4. Given that the application is supported only by an "illustrative masterplan" the applicant is creating a developer's charter which is considered by CPC to be unacceptable.

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### 4 "Illustrative masterplan"

This application is deficient in that no Masterplan has been filed in support of this application as is required under Policy CS4. This application is accompanied only by an "Illustrative Masterplan" for the development. Therefore, there is no certainty about how this development will look and what could be put forward at reserved matters stage could be completely different from what is said in the supporting documents for this outline application.

Accordingly, CPC object that all matters are reserved except for access and consider that BDC should require as part of this outline application that the applicant provides more detail and commit to:

- appearance;
- layout;
- scale; and
- landscaping details

rather than all those matters being reserved for future development. Illustrative details and broad parameters for these matters are unacceptable.

### 5 Access

CPC has considerable concern for the single point access for the 130 dwellings proposed for this application. The location of the proposed access is approximately 30 meters from the access to St Mary's Close and approximately 150 meters from the bend in the other direction.

No response from SCC Highways has been recorded on the application at present, but it is noted that for Planning Application B/15/01718 that an access to Chilton Woods along the B1115 was not considered acceptable due to the nature of the road. In fact, for the past four years of consultation on the access to the CS4 site, access via the Waldingfield Road has been rejected on safety grounds. CPC consider that the traffic generated by 130 dwellings along this stretch of road is unacceptable with the proposed access for the site.

### 6 Determination by the LPA

CPC consider that this application and Planning Application B/15/01718 should be considered by the same officer in order to consider all aspects of Policy CS4 in light of the 2 applications to develop the site. CPC also suggest that both applications are considered by the Planning Committee on the same day in order that the CS4 site as a whole is determined within the existing policies.

### 7 For the reasons set out above, CPC object to the proposed development and ask the Planning Committee to refuse consent for the outline application.

End of Appendices