



## **GREAT BRICETT PARISH COUNCIL**

Minutes of the Extraordinary Parish Council meeting (Planning) held online via Zoom on **Monday, 25<sup>th</sup> January 2021 at 7pm.**

### **Present:**

Councillors: S Burnett (Chairman)  
R Morley  
D Payne  
J Walsh

In Attendance J Blackburn – Clerk  
County Cllr K Oakes  
District Cllr D Pratt  
Two members of the public

### **GB070/20/21 – TO RECEIVE APOLOGIES OF ABSENCE**

Apologies had been received from Cllr Craddock.

### **GB071/20/21 – TO RECEIVE DECLARATIONS OF INTEREST**

None had been received.

### **GB072/20/21 – TO RECEIVE APPLICATIONS FOR DISPENSATION**

None had been received.

### **GB073/20/21 - PLANNING APPLICATIONS**

**Ref: DC/20/05923** - Householder Application - Erection of two single storey extensions (following demolition of existing extension), re-rendering and repairs, new windows; Erection summer house; Extension to cartlodge lodge and alterations to driveway to include new pedestrian access fencing and gates. 1. 3m x 5.3m Modern, glass and metal Extension to south elevation. 2. Demolition of 3m x 5m modern Extension on East Wing and rebuild to match existing architectural style. 3. 5m x 4.4m Extension of North East Garage/store in existing style with bifolding metal and glass doors. 4. 5m x 8m new, single storey, Summer House in stone (to match existing flint and brick walls) with metal and glass windows. - Ringshall House, Offton Road, Ringshall

**It was AGREED:** That the Parish Council supported the application. **Clerk to action.**

**Ref: DC/20/05924** - Application for Listed Building Consent - Erection of two single storey extensions (following demolition of existing extension), re-rendering and repairs, new windows (as per schedule of works); Erection summer house; Extension to cartlodge lodge and alterations to driveway to include new pedestrian access fencing and gates. 1. 3m x 5.3m Modern, glass and metal Extension to south elevation. 2. Demolition of 3m x 5m modern Extension on East Wing and rebuild to match existing architectural style. 3. 5m x 4.4m Extension of North East Garage/store in existing style with bifolding metal and glass doors. 4. 5m x 8m new, single storey, Summer House in stone (to match existing flint and brick walls) with metal and glass windows - Ringshall House, Offton Road, Ringshall

**It was AGREED:** That the Parish Council supported the application. **Clerk to action.**

**Ref: DC/20/05587** - Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings) - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

During a general discussion members of the Parish Council and members of the Public made the following points of concern:

- There was no infrastructure to accommodate extra housing - no shop and no post office, despite the Transport Report stating - *The site was located within an existing residential area and also within walking and cycling distance of existing facilities / services and public transport services.*
- There were totally inadequate bus services.
- The nearest Primary school was Ringshall - there was no safe way of walking to the school as there wasn't a continuous footpath.
- The number of dwellings suggested was going to lead to an unacceptable increase in the traffic on The Street - 73 dwellings would mean at least 73 more vehicles.
- The Street was too narrow for large vehicles to pass other traffic safely.
- There would be serious disruption whenever a unit was delivered to the site and would cause the road to be blocked in both directions.
- There would be another entrance from the site within a short distance of the existing Wixfield Park/Paddocks entrance, which would add to the danger to traffic on The Street.
- The existing Doctors' surgeries were already full as were the majority of Dental practices.
- It was felt that the proposed number of dwellings would overwhelm the village and would be overdevelopment of the site and village.
- The dwellings were architecturally completely out of character with the village.
- There were no open spaces except for a pond area and no facilities available on the site such as a meeting place for residents.
- Parking would be a problem for residents with more than one car.
- Poor drainage was a problem already, so how would all the waste / foul water be disposed of.

District Cllr Pratt reported that in relation to the poor drainage, reported in an objection online, an objection that would have to be retracted should the developers show that they had improved the drainage if the proposal went ahead.

Cllr Burnett reported that there were currently spaces available on Wixfield Park, which should be used before building more dwellings.

Cllr Morley highlighted the fact that it was stated in the proposal that *there had been no injury accidents* in the village, something that he disagreed with. There had been accidents in the village.

It was noted by members that the adjacent roads already had many defects of which would become worse following excessive traffic, heavy goods vehicles included, should the proposal go ahead.

Mr Hedges-Quinn reported that the Nissen Huts already in situ were being described as 'dilapidated'. He disagreed with the description and stated that they had been built in the 80s and remained good for business, an opportunity perhaps wasted as there were no businesses using them at the present time.

**It was AGREED:** That the Parish Council OBJECT to the application. **Clerk to action.**

The meeting finished at 7.35pm.

Chairman: ..... Dated: .....