

PARISH COUNCIL MEETING

Held in the Guildhall on Monday 23rd May 2016 at 7.30 pm.

Members Present Mr C Reeve, Chairman. Mr R Whitworth, Vice Chairman.
Mrs D Twitchett, Mr P Gibson, Mrs J Baker, Mr T Sheppard, Mr B Panton, Mr A Searle,
Mr J O'Mahony (from 8 pm)
15 members of the public. Representatives of the developers.

Public Forum

Four members of the public spoke, putting forward their views and concerns. These comments referred to access to the site, surface water and sewer drainage and the increased risk of flooding in already overstretched areas of the village, access to the proposed allotments and public open space across the Lavenham Walk, and the future management of those areas, and additional traffic in the High Street.

Representatives of the developers gave an overview of the scheme. Referring to the public exhibition which had been held on 17th February, 11 feedback sheets had been completed and concerns were mostly in respect of the main access to the site and access to the allotment area across the Walk.

Apologies received from Mrs G Banks.

Declarations of Interest – none

Planning Application**B/16/00437 Land off Norman Way, Lavenham****Outline Application – Erection of up to 25 residential dwellings (all matters reserved except means of access)**

The Parish Councillors were aware of comments received by the District Council which were on the planning website. A letter had been sent to the Parish Council by Mr Hood and Mr Grieve, who live in High Street, which did not appear to have been sent to the District Council and this was read to the meeting.

The Parish Council, as a whole, considered the application. In addition each Councillor was invited to put their view forward. This led to discussion of the Council's response to the District Council.

It was proposed by Mr Gibson, seconded by Mr Whitworth, that the Parish Council supports the proposed development but several areas of concern need to be addressed, these include the planned number of dwellings, highway access, surface and foul water system capacity, and school provision. Carried.

The content of the letter sent by the Parish Council to Philip Isbell, Professional Lead – Growth & Sustainable Planning, Babergh District Council follows:

Dear Mr Isbell

**B/16/00437 Land off Norman Way, Lavenham
Outline Application – Erection of up to 25 residential dwellings (all matters reserved except means of access)**

Lavenham Parish Council has agreed to support the development off Norman Way, referenced above. Some areas of principle, however, need to be addressed in any planning permission that may be considered and subsequently granted.

The proposal is largely in line with the Lavenham Neighbourhood Development Plan (LNDP) and this has now been endorsed, subject to some amendment, by the Independent Examiner engaged by Babergh District Council. The revised Plan is scheduled to go before the Babergh Strategy Committee on the 9th June.

The main areas of concern relate to; the number of dwellings planned, the means of Highway access, the school provision and the ability of the existing village surface water and foul water systems to cope with any new development.

The LNDP recommends an upper limit of 24 dwellings for each development site and the Independent Examiner, Janet Cheesley BA (Hons), Dip TP, MRTPI, endorsed this stance in her report. The proposition for the application is for ‘Erection of up to 25 residential dwellings’, therefore 24 fits therein. With so much evidence that an upper limit of 24 dwellings is relevant to Lavenham, it suits no purpose to agree an alternative. The existing ratio of 1, 2, 3 and 4 bedroom dwellings and the proposed level of affordable housing should prevail.

The sightline from the direction of Bury St Edmunds is poor and access onto the highway is aggravated by traffic exceeding the speed limit. Mr Steve Griss, Traffic Management Officer, suggests the removal of vegetation to improve vision. However, this does not address the excessive speed of traffic and traffic calming measures, which also need to be considered.

Similar issues arise at the Preston Road junction with the Lavenham High Street, which is diagonally opposite to Norman Way.

The LNDP draws attention to the primary school provision in the village and the need for this to be addressed. To provide additional housing without adequate primary schooling being available would be counter-productive. Therefore the development of both this proposal and new schooling should go hand in hand.

Certain planning matters are reserved at this time. One major concern relates to the ability, in practice, for Anglian Water to manage both the surface water and foul water drainage from any further development in Lavenham. In this particular case it is proposed that surface drainage

water will follow the existing course via an open ditch, which already floods at peak times. The foul water system is centred on a pump housed in Weavers Close where Anglian Water engineers are repeatedly called out. Flooding to the Lower Road is a regular occurrence and on occasions has been a mixture of drainage and foul water. Anglian Water must give substantive undertakings that they can manage these issues.

Other representations from the likes of Suffolk Archaeology and the Flood and Water Engineers and others should be noted, as they address the need for further work to be undertaken before any works transpire.

A couple of minor points arise on the application; Q24 for instance.

A further point relates to the proposed allotments and the plan to allow vehicular access across the Railway Walk to the area of the allotments; parking should be provided on the main site and not across the Lavenham Walk, which is currently vehicle free and pedestrian friendly. Completion of the amenity area should be part of the signing off process.

Moreover, it should be noted that the land designated for allotments may be contaminated by builder's waste and Japanese Knotweed.

Yours sincerely etc.

The meeting closed at 8.25 pm.