

STOWUPLAND PARISH COUNCIL

Minutes of the Parish Council Extra Ordinary Meeting held on 23rd March 2023 at URC Church Hall

Present: Cllrs Donna Bridges, John Hayward, Laura Johnson, Debra Melhuish, Sally Reeves
(Chairman) and Jerry Voden and 5 members of the public

In attendance: Claire Pizzey (Clerk) and District Councillor Rachel Eburne

1. Apologies for Absence

1. Apologies were received from Cllrs Ray Studd, Paula Murton and District Councillor Keith Welham
2. Councillors voted to accept the apologies.

2. Declarations of Interest

Cllr Reeves declared an interest in planning application DC/22/03761 Land of the South East Side of Church Road, Stowupland as resident of Church Road opposite the development.

3. Dispensations

None received.

4. Public Forum

A member of the public commented that they hadn't seen sight of the planning application DC/22/6200 but welcome the employment into the Parish and concerns over the volume of traffic that will increase on the A1120. A resident from Saxham Steet also commented on application DC/22/6200 over concerns over the traffic. The owner of Plain English the applicant of planning application DC/22/6200 introduced himself and the history of the business.

5. Planning

Councillors to review and approve a response to the following planning applications:

1. **DC/22/06200 - Proposal:** Full Planning Application - Erection of a Factory (B2 - General Industrial) with offices Location: Land South West Of, Rendall Lane, Stowupland, Suffolk.
The Chairman reported that the Parish Council's date to comment on the application had been extended to 12th May and the 20th April for residents. Members discussed the following matters relating to the application; site plan, layout and design of the building, mitigation, road infrastructure, traffic movements, Public Right of Way, environmental, MSDC Emerging Joint Local Plan, Stowupland Neighbourhood Plan, wider consultation of the Parish and consideration on requirements under S106. The Chairmans notes from the discussions in appendix 1.
Cllr Melhuish proposed that the Parish Council consults the whole of the parish via a leaflet drop. Cllr Bridges seconded with all in favour.

It was agreed that the District Council arranges a site meeting with the planning Officer.

2. **DC/22/03761** - Proposal: Application for approval of Reserved Matters following Outline Planning Approval 1884/16 dated 24/12/2019 - Erection of 18 dwellings (including 6 No Affordable/Starter homes), parking for primary school and extension to cemetery.

Submission of details for Appearance, Layout, Landscaping and Scale. Cllr Bridges proposed that the Parish Council reiterates its previous response that they would SUPPORT the application if there was a restriction on the rear garden of plot 15 stating that there would be no structure over 3ft high.

Stowupland Parish Council notes that the 3 engineering drawings of 9th March do not correspond to the proposed site plan (4342-03n) of 3rd Feb in regard to the positions of Plot 15 and the play area. The Parish Council would also like to see some means of stopping vehicles parking on the footpath to the east of pump house where the footpath emerges on to A1120, this is because vehicles are parking on the footpath which obstructs it and churns up the surface in bad weather. The Parish Council would like to understand if the Cemetery extension car park, track to car park, bridge to existing cemetery and footpath to the bridge will be built as part of the development. Cllr Hayward seconded with all in favour. The Chairman abstained from voting.

6. Finance

Cllr Johnson proposed that the Parish Council authorises the payment of the invoice (once received) to Suffolk County Council of £1,823.62 +VAT for the street lighting maintenance and energy for 2022-23.

Cllr Hayward seconded and all were in favour.

7. Dates of next meetings

1. Kings Coronation Working Group Thursday 6th April 2023 6.45pm at URC Church Hall
2. Parish Council Meeting Thursday 6th April 2023 7.30pm at URC Church Hall
3. Finance and Policy Meeting Thursday 20th April 2023 7.30pm at URC Church Hall
4. Bio-Diversity & Wildlife Working Group Monday 22nd May 2023 at URC Church Hall

Meeting closed 20.50

Appendix 1

The representative from Plain English conformed that they manufacture in the both the US and UK. They have another site in Needham Market. They will not be the landowners if the application is approved they will be renting the-building and a long term lease has not been agreed.

1. Site Plan

DC/22/06200 is a large and complex application. The application is for a new build factory for Plain English in a field off Rendalls Land on a 19.5acre site. According to the Design & Access Statement this proposal has been the subject of extensive pre application discussions and in September 2021 our district Councillors were given a presentation and tour of the site. A meeting to which the Parish Council were excluded. There is a lot in the statement about sales outstripping current capacity and about projected growth of the business hence their requirement for new premises.

Sited at the end of the field to reinstate a buffer of parkland for the Hall. Factory, offices and showroom. Car parking for staff/visitor cars. Turning/parking for lorries. What looks like good inward/outward.

New entrance road off Rendalls Lane. Widening of Rendalls Lane and pavement from A1120 to entrance. Additional inner road to existing car park as it is intended to remain in commercial use. -Existing buildings will continue to be used by Plain English to sell other furniture products and the rest may be let to create a retail/craft village.

Plain English confirmed that they will be retaining the commercial buildings for their own use.

2. Layout and design of building

4,505sq meters of floor space including mezzanine floor. Double story offices. Cladding to building to reflect character of agricultural building but in a very different scale. Potentially an extra 30 jobs in addition to the 89 already. Solar panels, battery installations and steam turbine for electricity using waste timber.

3. Mitigation

Security fence for whom and how far round site? Yet to see a security fence sensitive to a rural landscape setting.

Bund in a flat landscape.

Car park. Gravel and low lighting doesn't mitigate from the volume of car spaces.

Re-instated parkland. Who will be the owner? For how long kept as parkland. We would want to see In perpetuity.

Nothing about security lighting on site. 7am to 7pm Mon to Sat. Will be working in dark in winter months.

Talks about bolstering hedgerows but they take years to mature.

Nothing mentioned about mitigation on the side of Rendalls Lane ~~that~~ where hedges will be ripped up to widen road and install footpath.

4. Road Infrastructure

a) entrance to site. Road widened to accommodate HGVs using sizes of vehicles from 1998. (25 years ago)
What about lorry and drag (rigid with a trailer...different turning)

HGVs turning out of site do not have enough road width. No detail.

Footpath.

b) A1120/Rendalls Lane junction. Close to dangerous bend. Lorries turning towards Forward Green will need to go over the centre of the road to get any trailer out if the junction is not wide enough. Lorries turning towards the A14 will need to be aware of the blind bend as no visibility till round the bend. No details.

c) Road divergence on site with road to potential retail/craft village car park enlarged car park and increase in traffic movements for delivery as well as visitors.

5. Traffic Movements

Nothing on the portal about this and SCC Highways have rightly requested traffic movements. WE would want to see for cars as well as HGV and including projections for retail village even if part of further Planning Applications. The D&A Statement states there is good connectivity to the A14 and A140one would hope the inference there was not that they use the A1120 however there is no ability to prevent it.

We need to see the sect 278 Agreement with Highways to fully understand the alterations. Not on the portal.

6. Public Rights of Way

Footpath 12 and 52

Security fence for safety at footpath 12 as well as enhanced hedgerows to both? Who cuts non site side?

7. Environmental

Several issues highlighted around noise, external works, operating hours, external lighting, burning, dust control. I think we would support all those.

Construction Management Plan.

We rarely have input to this so here is our opportunity. Given the size of the project and the nature of Rendalls Lane. Road improvements must take place prior to any development commencing. Rendalls Lane is quieter now that the retail hub at Walnut Tree Farm has gone.

8. Emerging Joint Local Plan

The D&A Statement makes much of the Mid Suffolk Core Strategy Review 2012 (page 9) with regard to delivering additional jobs in the district by 2026 and an indicative 11500 jobs by 2031 hence Gateway 14 as a Strategic Employment Site but it shows no Strategic Employment Sites in the village environs. (Gateway 14 alone estimates 3000 jobs over the next 10years with the Range alone delivering 1650.) The planning application is for a factory outside of the settlement boundary and in countryside when there are other alternative sites. The second map shows our development sites. Open green spaces and open countryside and you can plainly see the factory would be in the heart of open countryside.

9. Stowupland Neighbourhood Plan

SNP 15 deals with Retention of employment, Retail and Business Premises. It refers to local businesses with examples of car repairs pubs etc. Not large factories for international businesses. Proposals for new employment uses through new build will be supported where appropriate in scale. It goes on to talk about local services and facilities.

10. Consultation of the Parish

MSDC Planning have directly mailed 195 homes they feel may be affected so there is a large area of the village that may know nothing of this application. Currently there are circa 1300 homes in our village. MSDC sent the wrong letters out and have extended the public consultation to 20th April 2023.

11. Section 106

The Parish Council need to start thinking about anything they would want to see in Sect 106. Previously we have missed the boat and as sect 106 is not logged on the portal we don't get to see it so start thinking and email your proposals to Claire. Maybe we should ask for contribution for the A1120/B1115 roundabout? As Taylor Wimpey looks unlikely to go ahead in the near future they will not need to contribute the 1/3 to costs so we could end up with a smaller roundabout.