

CHATTISHAM & HINTLESHAM PARISH COUNCIL

MINUTES of the Parish Council Meeting held to discuss planning applications ONLY in the Meeting
Room of the Community Hall
On Thursday August 2023 at 7.30pm

PRESENT:

Stephanie Coupland	Peter Eaton
Ian Bryce	Jim Hammond
Ben Cox	Diane Chase
Jamie Bostock	Debbie Archer

APOLOGIES:

Les Cole (Chairman)
John Whyman

IN ATTENDANCE:

THIS WAS AN ADDITIONAL MEETING HELD ONLY TO DISCUSS PLANNING APPLICATIONS THAT HAD A DEADLINE PRIOR TO THE 14TH SEPTEMBER 2023

CHPC592/23 – PLANNING

DC/23/03157 | Householder Application - Erection of a single storey extension with roof terrace | Hall Farm Mill Lane Chattisham Ipswich Suffolk IP8 3PX

Following a discussion it was agreed that the parish council had no objection to this application.

DC/21/02671 Outline planning permission (some matters reserved, access to be considered) Town and Country Planning Act 1990 - Erection of up to 750No dwellings, and up to 3ha of primary education land, public open space, Sustainable Drainage Systems (SuDS), landscaping and highway improvements (accompanied by EIA Statement). - Land North Of The A1071, Ipswich

Following a discussion it was agreed that the parish council would object to this application;

Inadequate Consideration for Cumulative impact of Local Infrastructure;

As a Parish Council we are always concerned when any planning application has the ability to add more traffic and congestion to the A1071, as this main road bisects the village of Hintlesham.

At present, after the construction of Wolsey Grange 1, traffic regularly backs up as far as Burstall Bridge, which is less than a mile from the village school. We can only assume that when the traffic lights into the commercial area of Wolsey Grange become active this will get even worse.

To add another 750 houses with the probable addition of 1500 vehicles can only exacerbate this congestion further and will more than likely end up causing gridlock during the morning and evening "rush hour". This will have an obvious detrimental effect on the wellbeing and quality of life for residents of properties adjacent to George Street/A1071.

Need for a full Master Plan;

When considering the BDC Local Plan 2011-2031 core strategy in 2014 the Inspector considered the need for a Master Plan to consider the impacts of the whole area rather than just for the much smaller CS7 Ipswich Fringe Strategic Development site as that site would be part of a cumulative impact on the whole area.

The Inspector felt it was necessary for a master plan for the whole area but because any further development beyond CS7 “would be in excess of the council’s requirements for the plan period” the inspector decided that CS7 should not be delayed within the Plan Period by a requirement for a Master Plan for the whole area. It is quite bizarre therefore that this application for 750 homes, nearly twice the size of Wolsey Grange 1 and in a more sensitive area comes to planning without a properly conceived Master Plan.

Clearly it was the Inspectors view that if more development was to be proposed within the plan period in this area a Master Plan for the whole area was required. Therefore, this application is either premature or it should be supported by a full properly conceived Master Plan that considers the total (i.e. cumulative) impacts on the whole area.

Furthermore, this application is in conflict with Paragraph 50 of the NPPF where there is a requirement for full engagement with the local community in the preparation and agreement over a Master Plan (and not the Local Development Framework Plan as submitted).

DC/23/03619 - Vine Cottage, Duke Street, Hintlesham, IP8 3PL. Householder Application Erection of two storey rear extension (following demolition of existing conservatory) Implementation of approved vehicular access (ref DC/22/04875) along with alterations to parking and the inclusion of a single bay cartlodge.

The councillors had no objection to the Planning application but request that a restriction to no working at weekends due to the implication of noise to the attached property

CHPC593/23 - DATE OF NEXT MEETING

14th September 2023