

Mendlesham Parish Council

A Parish Council Extra Ordinary meeting was held in the Main Hall, Mendlesham Community Centre, Mendlesham on Wednesday 22nd June 2016 at 7.30pm.

1. Present: Cllrs M Exley (Chairperson), A Davey, E Ward, M Favager, D Nunn, M Watson and S Jones (Clerk), SCC/ MSDC Cllr Stringer and 6 members of the public.

Apologies: Cllr Orton.

All were welcomed to the meeting and the Mendlesham Parish Council filming statement was read out.

7.33pm Cllr Webb arrived.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items. Nothing declared.

b) To agree any dispensations with regard to declarations of interest. Not required.

7.35pm The meeting was suspended to allow for the following:

Public Forum: Nothing raised.

7.36pm Meeting reopened.

3. Minutes:

a) Ordinary meeting held on Wednesday 8th June 2016.

Pages 1408-1411 inclusive were approved as an accurate record of the meeting, signed and dated by the chairperson.

4. Planning

a) Applications:

2211/16 GR Warehousing Ltd, Old Station Road, Mendlesham

Application for approval of reserved matters pursuant to outline planning permission, being part of hybrid planning application 0254/15, " Hybrid planning application that seeks:

a) outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.

b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)"

relating to Appearance, Landscaping, Layout and Scale for the development.

The meeting was closed to allow for comments from the members of the public which included:

- The need for eight affordables not six. Rented properties required.

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- To include three bedroom properties not just two. The Chairperson explained the number of six was now fixed and Cllr Stringer explained he had asked MSDC to review the current housing need for Mendlesham to confirm if three bedrooms were required plus that these properties which would be all rented on a socially rented basis, not local market rents.
- Concerns about the removal of asbestos particularly in relation to children and the proximity of the playingfields and school.

Another member of the public arrived.

The need for a local travel plan.

7.45pm The meeting was opened for Councillor comments.

After discussion it was proposed, seconded and unanimously agreed to recommend acceptance of this application, with a landscaping condition and other comments as follows:

"Mendlesham Parish Council has now had the opportunity to consider this application for approved matters and unanimously recommends that this application is approved, but only subject to the following condition as the current application/information does not fulfil the material considerations as detailed in our response to application 0254/15 and previous documents/comments, or provide the high quality gateway development required for our rural village and parish including protection for the historic setting for Elms Farm (Grade 2* listed building).

Proposed Condition: Landscaping and boundary requirements:

Current proposals are insufficient. As previously mentioned, there is a need for this site to have good planting and protection to hide this development from the gateway to our rural village and nearby rights of way.

The Southern boundary hedge line has 3 large trees which form part of the landscape and should be protected with a TPO as we consider them vulnerable to building works and later householder work. These are:

- A. Oak tree at gas tank.
- B. Ash tree at plot 55.
- C. Oak tree at plot 52.

Whilst these trees may not currently be easily viewed, once the development is built they will be easily viewed by the public. This southern boundary hedge needs to provide a good screen to this gateway entrance to the village and should be thickened.

The Western boundary has no hedge shown on the plan. A hedge exists alongside plots 48/49/50 and should be retained and thickened. There is no hedge for plots 46/47 so a hedge needs to be planted along the field boundary.

The North Boundary shows a 5 metre planting belt on Mendlesham Community Centre Charity Land (NB: Parish Council is sole trustee of the Charity). We have already indicated to the applicant that permission for additional screening to be planted on this land would be forthcoming, but consider a 3m depth more appropriate and the 5m shown excessive.

The hedge along Old Station Road seems to have been largely removed and only a thin screen is shown. The current hedge should be retained and thickened where possible with the only removal of hedging permitted for access to the sub station and in the interests of highway safety for the development access road.

All hedge, tree planting and protection to ensure retention is in the interests of retaining the rural outlook at this site which has previously been well documented in depth. In addition to the earlier request to protect the individual trees, we believe the whole hedge line, both existing and to be planted should be protected by a TPO.

We believe the house at plot 1 should not face Old Station Road as with the loss of hedging at the access road, this would compromise the rural approach to the village presenting an urban frontage to the road and compromise the setting of Elms Farm, a grade 2 star listed building, the setting of which is considered highly important in previous applications and the previous planning inspector's reports.

Further tree planting within the site would help to break up the roof lines of the new development. We note there is a document within the plans naming trees/shrubs but no further details are supplied and are required.

Recommendations/Concerns:

Entrance to development:

The entrance to the development currently has two units to either side of the entrance and 4 connecting dwellings immediately opposite. We believe that the design, proposed materials and elevations should be of a higher standard to that proposed, to relate to Elms Farm and also as the key arrival point for the development.

General site layout:

Within the general layout of the site, there are a number of dwellings that appear to have been squeezed into the plots/site. These are awkward indicating that the proposed layout and mix of property sizes overdevelop the site. This may also be why hedging has been removed or new planting not shown. The split of 2/3/4 bed roomed dwellings has also proportionately moved towards the larger 4 rather than 2 bed property. This will also be a cause of crowding and overdevelopment. Our emerging Neighbourhood Plan confirms the need locally for 2 rather than 4 bed dwellings.

House types and elevations:

Whilst the plans generally appear to conform to this we would expect to see a written detailed summary of the materials to be used on this site.

Generally across the development the garage roof pitches are shallow, we would prefer these pitches to be elevated to a more traditional roof form. The design of the dormers on plots 1/16/32/36 and 55 are large and heavy, over dominate the elevations and should be refined to match those already found in Mendlesham.

Streets and access

Mendlesham Parish Council do not require any street lights for this site, understanding that external individual lighting will be provided at each property.

Access from the 5.5m spine road into parking lots 5/10 does not seem to suitably line up.

Parking

We are concerned that the density of the layout, proposed garage and parking spaces dominate many areas of the development, again due to cramming and overdevelopment of the site. We are also concerned that there are insufficient parking spaces to prevent on road parking and allocated resident, visitor and non-allocated spaces need to be clearly identified.

The layout is dominated with triple tandem parking (including garage space) is this suitable and appropriate?

A parking plan is required.

Demolition of buildings

Whilst we completely understand that demolition of the buildings, particularly those containing asbestos will be under extremely stringent Health & Safety procedures, we would ask that due to the close proximity of the school and school/community playingfields, the asbestos is removed during weekday school holidays. Whilst contractors will have the benefit of protective clothing, children playing nearby will not and must not be contaminated by asbestos dust.

Affordable housing

We are disappointed that the six affordable dwellings are all two bedroom and do not believe this reflects the current housing needs for the parish. Deliveries of these dwellings are also planned towards the end of the development, thus delaying the community benefit these will bring.

School/Community Centre proximity

The consultee response from Philippa Stroud, Mid Suffolk District Council Environmental Protection Officer recommends site working for 7.30am:6pm Monday-Friday , 7.30am -1pm Saturdays with no working on Sundays, Bank or Public Holidays. This is fine for working hours, but we would ask the deliveries and collections from the site, avoid school drop off and pick up times due to the busy traffic and pedestrians along Old Station Road at these times accessing the adjacent school and community centre.

The need for secure fencing along the boundary is a must as this area is used by children throughout the day/week.

Dropped kerb/crossing

We ask that the crossing/dropped kerb along Old Station Road is moved away from the site itself and closer to the School/ pathway from Glebe Way. This will provide a safer means for both existing residents and the new residents to access the school/community centre and the village centre and will join up existing footpaths.

Summary of further information required for further consideration:

- Full written materials schedule in line with the detailed plans supplied.
- Detailed written boundary/planting plan.
- Parking plan which identifies allocated, non-allocated and visitor parking spaces.

All these exceptions and recommendations are fully in accordance with our emerging Mendlesham Neighbourhood Plan, the local Plan, NPPF, previous planning inspector reports and previous comments.”

2433/16 Mendlesham Bakery, 42 Old Market Street, Mendlesham

Cornus species -complete removal of tree. Unanimously recommended for approval with no further comments.

b) Results:

1177/16 The Coach House, Church Road, Mendlesham

Conversion of an existing garage into a living space and the erection of a two bay cartlodge with log store/veranda. Addition of 1no velux roof light to the front elevation of the coach house -facing church street. Granted.

2056/16 29 Horsefair Close, Mendlesham

Erection of two storey side extension to dwelling following demolition of existing single storey section- granted.

c) Correspondence: nothing discussed.

5.Reports:

a) Clerks report & delegated decisions: Actions taken from last meeting and correspondence received since last meeting.

The Clerk reported a meeting arranged with TGMS re the new playingfields on 4th July. The cover plan for the parish council printer had also agreed a payment of £246.86 towards a replacement printer.

b) Chairs report: nothing to report that is not an agenda item.

c) Questions to the Chair: none

6. Mendlesham Parish Council Financial matters:

a) Any urgent financial matters: The clerk could now access the on line banking system, but did not have the ability to open a 34th War Memorial deposit account. **Action: Cllr Davey** to see if he could as authorised signatory.

7. 50/50 shop works:

The Chair reported he had managed to check the interior and exterior of the building. The roof appeared fine, the building was in need of painting and a wall had also bowed outwards due to some items being stored against the wall. The items had subsequently been removed.

Action: Clerk an agenda item for the next meeting.

8. Any other business:

A working party meeting to discuss demolition of the Scout Hut to be arranged. **Action Clerk.**

Meeting closed at 8.15pm

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