

Minutes of the Ashby, Herringfleet & Somerleyton Parish Council meeting held on Thursday 16<sup>th</sup> June 2016 from 7:30 p.m. in Somerleyton Village Hall

## PUBLIC MEETING

A public meeting had been called to consider some aspects of the Consultation on a new Local Plan where the views expressed would be used to inform the Parish Council's response to the Consultation.

There were a total of 44 people present, including the Chair & Vice Chair of the Parish Council and 4 Parish Councillors.

The Chair welcomed everyone to the meeting and explained its purpose. She said that any votes taken would not be binding but that the Parish Council would take account of their results when responding to the consultation. Simon Phillips gave a presentation which explained how and why the review of the Local Plan is being reviewed and the difference between the Local Plan and the Neighbourhood Plan on which the Parish Council has commenced work in conjunction with Lound Parish Council. He showed the sorts of subjects being considered in the review and some of the options. He spoke about the need to consider infrastructure in the review and said that he hoped that the Parish Council would comment on the dangers of the B1074 in its response. Another subject is the question of Settlement Boundaries and whether small parishes such as Ashby Herringfleet & Somerleyton should have "physical limits" as described in the current Local Plan, inside which certain small-scale development may be permitted, or whether the parishes should continue to be considered open countryside when considering possible development. A discussion took place on how and where such boundaries might be drawn and the subsequent vote resulted in a unanimous decision for the parishes not to have physical limits defined. The presentation then described the sites which have been put forward for possible development within the period of the new Local Plan (up to 2036).

Gerda Gibbs then chaired a discussion of the individual sites. A vote was taken on each site and some reasons for the decision were recorded. The outcomes for the individual sites were:

135, The Playing Field. Objections to housing development on this site were that it breached national planning guidance, that it would result in the loss of a vibrant playing field which is one of very few publicly accessible large grass areas in the parishes and that the indicative number of houses would create traffic problems in Station Road. No-one spoke in favour. The vote on this site's suitability for housing development resulted in a unanimous decision that it is not suitable.

2, The Allotments. Objections to housing development on this site were that it would be a loss of a valuable amenity, that it breached national planning guidance and that it would be in a Special Landscape Area and also the village Conservation Area. No-one spoke in favour. The vote on this site's suitability for housing development resulted in a unanimous decision that it is not suitable.

79, Land at Ashby Dell. Objections to housing development on this site were that it would be unsustainable as there are no facilities or supporting infrastructure and that it would overwhelm the existing housing in Ashby Dell. No-one spoke in favour. The vote on this site's suitability for housing development resulted in a unanimous decision that it is not suitable.

91, Land on the junction of St Olaves Road and Slugs Lane. It was pointed out that this land is actually within the Broads Authority executive area and not in Waveney District Council's. However, the Broads Authority is also reviewing its Local Plan so it was decided to examine this site. The owner of this land spoke about his reasons for putting it forward in the Call for Sites. It was accepted that this site is not immediately adjacent to any of the main development of the villages there was some support for housing here, although not at the density shown in the consultation document. A vote was taken on whether this site would be suitable for future consideration for housing development and a majority was in favour.

128, Mill Farm. Objections to housing development on this site were that it is a working farm and that the tenant farmer intends to stay. No-one spoke in favour. The vote on this site's suitability for housing development resulted in a unanimous decision that it is not suitable.

99, Land southeast of Brickfields. Objections to housing development on this site were that it will ruin the open aspect of the countryside, that it has little connection with the centre of the village and the access would be onto Lan already dangerous corner where The Street meets Slugs Lane. A small number of people spoke in favour of the site if it was to be developed at a lower density than shown. The vote on this site's suitability for housing development resulted in a majority decision that it is not suitable.

47, Land at the former garage. (The proposed site also includes the paddock behind the Post Office Stores). Points raised about this site were that some parts of it are held by lease by third parties, the access shown is unsuitable, a large part of the garage site and oil storage yard is likely to be contaminated. A few people thought that it might be suitable for a small number of houses if the difficulties could be overcome. At the vote 18 out of the 44 people present thought the site might be considered with a smaller number of houses and 6 thought it was unsuitable for housing.

74. Land north of Morton Peto Close. Objections to housing development on this site were that it is a priceless piece of open land, development here would result in the whole Morton Peto Close area being very heavily developed and out of keeping with the rural nature of the village, the land is landscaped with trees and is within the conservation area. The vote on this site's suitability for housing development resulted in a unanimous decision that it is not suitable.

127. Mill Farm field. It was felt that this was too large a proposal and out of scale with the rest of the village. Various alternatives such as using less of the site and/or developing at a lower density were discussed. Also discussed was the proposer's suggestion that the site could accommodate a new community building. At the vote a majority resolved that the site is unsuitable for housing development.

The Chair thanked everyone for attending and invited them to remain for the Parish Council meeting to follow.

The public meeting ended at 8.50pm

The Parish Council meeting commenced at 9.00p.m.

Present: Mrs G Gibbs (Chair), Mr S Phillips (Vice Chair & Acting Clerk), Mrs M Gibbs, Mr N Livingstone, Mr T Pace, Mr R Wild

Absent: Ms J Alderton, Mr N Favell, Ms K Foster, Mr P Johnson, Mr C Reynolds

1	APOLOGIES FOR ABSENCE were received from Mr M Wright
2	DECLARATIONS OF INTEREST in items on the agenda. R Wild and T Pace declared a pecuniary interest in the proposal to develop site number 74 and G Gibbs declared a pecuniary interest in the proposal to develop site number 127.
3	<p><b>THE PARISH COUNCIL RESPONSE TO THE CONSULTATION ON A NEW LOCAL PLAN.</b></p> <p>Settlement Boundaries. It was unanimously agreed to inform Waveney District Council (WDC) that the Parish Council wishes to continue without settlement boundaries in the form of physical limits in order that the villages of Ashby Herringfleet &amp; Somerleyton continue to be regarded as open countryside when looking at housing and other development.</p> <p>Infrastructure. It was unanimously agreed that the following statement should form part of the Parish Council's response: "The Parish Council is extremely concerned about safety on the B1074 and its increasing use by heavy goods vehicles plus more and more cars and cycles. It believes that safety should be improved urgently before many more houses are completed at Woods Meadow and certainly before any further housing development occurs in North Lowestoft. The Parish Council suggests that this road should retain its rural characteristics in the main and that heavy goods vehicles should be prohibited". It was further agreed to emphasise that there is little employment in the parishes and limited public transport.</p> <p>Proposed Sites.</p> <p>All sites except 74 (Morton Peto Close) and 127 (Mill Farm field) were considered. It was unanimously agreed to adopt the findings of the public meeting.</p> <p>Whilst considering site 74 R Wild and T Pace left the room. It was unanimously agreed to adopt the findings of the public meeting for this site.</p> <p>Whilst considering site 127 G Gibbs left the room and S Phillips assumed the Chair. It was unanimously agreed to adopt the findings of the public meeting for this site.</p>
4	<p><b>DATE AND TIME OF NEXT MEETING.</b></p> <p>The regular AHS Parish Council meeting at Somerleyton Village Hall on Thursday 7<sup>th</sup> July, from 7:15.</p>

There being no further business, the meeting closed at 9:15 pm.