



STRATFORD ST MARY PARISH COUNCIL

MINUTES OF A PLANNING MEETING HELD ON SATURDAY 16th DECEMBER 2017 COMMENCING AT 9.30AM ON SITE AT THE ANCHOR INN, STRATFORD ST MARY

1. Present and apologies for absence: -

Cllrs Bill Davies (Chairman); Roger Barrell (Vice-Chairman); Hilary Cairns; Brian Such; Lorry Shead
Graham Pearce; Kevin Cassell; Richard Tilbrook & Jenny O'Hanlon (clerk)

Members of the Public: 11

Apologies from Cllr Shaun Baker; were received and noted.

2. Declarations of interest and dispensations.

- (1) To receive declarations of interest from councillors on items on the agenda.
- (2) To receive written requests for dispensations for disclosable pecuniary interests (if any).
- (3) To grant any requests for dispensations as appropriate.

None received.

3. To consider the following planning application: -

Application No: DC/17/05887
Location: Anchor Inn, Upper Street, Stratford St Mary CO7 6LW
Proposal: Planning Application - Erection of 1 No. pair of three bedroom semi-detached houses, 1 No. three bedroom detached house and 2 No. detached three bedroom bungalows, alterations to car park and improvements to existing access onto Upper Street.

The Chairman welcomed everyone to the meeting and he advised the public present that the Parish Council would only be giving their opinion to Babergh DC about this application and that it was down to BDC to approve the plans or not.

He outlined the proposal & asked for comments from the Councillors present. No comments were made at this time from the Councillors and the Chairman then asked the members of the public present for their views and opinions.

The occupants of neighbouring properties all confirmed that they were strongly opposed to plans for the development of the land and the following concerns were detailed numerous times:

- **Flooding** - Although the plans state that the pub is in flood zone 1 which is correct, the land is actually flood zone 2 and is therefore at greater risk of flooding.
- **Proximity to listed buildings** – One of the residents is concerned that the development will be within 5 metres of his boundary and therefore his listed building will be put at risk
- **School Children** – the proposal is for the new residents to make use of the current pub car park and as this is where the high school children wait for their bus, with the increased volume of traffic there is concern for safety of the children and for parent's cars being forced to park out on Upper Street.
- **Nature** – The strip of land is known for its attraction to wildlife and is in a conservation area. The development will impact on the bats and hedgehogs and other wildlife living in this area. There was also concern expressed for the established trees that will be sacrificed in this area.
- **Noise** – The level of increased noise that 5 new properties with residents and traffic will bring to this quiet area. It was described as a “major development” or “small housing estate” by some member of the public. Also a new potential road was discussed coming through from Strickmere which could in effect create a “rat run”.
- **Security** – One resident expressed concern about a greater risk of burglary, as the rear of his property will be boarded by houses and a road rather than open land.
- **Property value** – A concern that the development would devalue their properties and will lead the way to the amenity of the pub eventually closing and further development occurring on that site as well as the car park.

The Chairman had paperwork for those that wanted to view it from two previous applications made for development at the site in 2001 and 2003, both which were rejected. The later one was eventually rejected after an appeal was dismissed following a site visit from the Planning Inspectorate from Bristol. The question for Babergh is what has changed since these last applications were rejected?

The Chairman then asked the Councillors to make further comment before voting on the proposed plans.

Cllr Cassell agreed with the likelihood of the pub closing and further development if this one was given the go ahead.

Cllr Pearce reiterated the importance of the fact about the Zone 2 flood plain being of major concern. Cllr Cairns expressed her concern about the piece of land not being big enough to take 5 new properties.

Cllr Such stated that he did not see the issue going away and that he wished to abstain from the vote.

Cllr Davies reiterated that Babergh made the decision to approve the plans or not, he suggested members of the public write to Babergh detailing their objections, and the Clerk suggested people go online to the BDC website and express their views this way too.

There being no other questions or comments, the Chairman asked the Councillors to vote on the proposed application.

Cllr Cassell proposed that the plans, be rejected by the Parish Council and this was seconded by Cllr Cairns. 7 councillors were in favour, with 1 abstention.

The Chairman thanked the members of the public for attending.

The Chairman then asked the Councillors whilst they were present to consider a second planning application at Audley House, Lower Street CO7 6JS DC/17/05992. This was to have some tree work done in a conservation area. There being no concerns about the work it was proposed for acceptance by Cllr Pearce and seconded by Cllr Shead. All other Cllrs in favour.

4. **Close of meeting.**

There being no further matters to discuss, the meeting was closed at 9.55