

BRIGHTWELL, FOXHALL & PURDIS FARM GROUP PARISH COUNCIL

Minutes

Of a meeting of the Planning Committee held at Trinity Park, Trinity Rooms on Wednesday, 11th April 2012 at 7.15 pm

Present

Cllr A Wells Chairman
Cllr E Warham
Cllr J Booth
Cllr B Newell
Cllr E Lawrence
Cllr A Day

1. Apologies for absence

None

2. Declaration of interest

No declarations of interest were received.

3. Minutes

None

4. The Schedule of Planning Applications

The Planning Committee considered the following applications:

PC No 1027

SCDC Application No: C12/0523 Location: Purdis Poppy Farm Lane Purdis Farm – Change of use of agricultural buildings to Class B(iii) light industrial (resubmission)

As a result of discussions it was agreed to send the following letter to Suffolk Coastal District Council Planning Department.

The Group Parish Council opposes this application for the following reasons:

1. There is confusion about the proposed use in this application. Both at a public meeting and also to the District Councillor and residents, the applicant has spoken of flat-pack units being imported and assembled here. Is this really second-hand furniture and if so where is it being disassembled or is it reproduction? Greater clarity is needed here.
2. The applicant has also said on both occasions that “this is a one man business (Jimmy)”, but the application proposes possible future employment opportunities for local residents. This suggests the intention for possible future expansion. The Group Parish Council is fearful of intensification post any apparently straightforward application. The application makes no contribution to the local economy.

3. Previous agricultural use of the access over the past 50 years has been considerably less than suggested in the supporting statement. Lairage attempts were not successful and therefore short-lived because the lorries, smaller than 7.5 tonnes, became stuck in the sandy track across the heath. Current use of the access by agricultural vehicles to fields, not now owned by the applicant, is low and sporadic according to the seasons. The most recent use of buildings was for the fattening of pigs involving movements only every 12 or 14 weeks. The vehicle used for the movement of pigs was small and much less than 7.5 tones.
4. The applicant describes the vehicle as a van. The general understanding of a van is less than 3.5 tonnes, 7.5 tonnes is certainly a lorry. The egress from Purdis Avenue on to Bucklesham Road is narrow and hazardous for any vehicle. It is on a bend and visibility is limited.
5. Purdis Avenue is a private road maintained by its residents and bordered to the east by open access woodland. It is single track with no passing places, pot-holed, not drained and the surface is unsuitable for regular use by a 7.5 tonne vehicle. A previous submission has stated that movements could be up to 10 per working week (ie daily in and out). The condition of this road is already threatened by another application for private housing.
6. The access crosses Purdis Heath. This is an SSSI and is the beginning of the 60-mile Sandlings Path through the Suffolk Heathlands. It supports a colony of the endangered Silver Studded Blue butterfly. The narrow track has a loose sand surface, is a public footpath and unsuitable for lorries of this size. The Parish Council is most concerned for the environmental sustainability and survival of the heath because of the continued increasing pressure from development.
7. The supporting statement says there is no effect on biodiversity but there has been no environmental assessment and neither English Nature nor RSPB have been consulted.

The Parish Council believes that this application is contrary to the LDF Core Strategy and Development Policies December 2011 as follows:

DM14 Farm Diversification – The use proposed should have regard to the immediate road network and accessibility to the primary road network and should not lead to traffic movements that would prejudice highway safety, the free flow of traffic or materially harm the living conditions of the residents.

DM15 Agricultural Buildings and Structures – The local road network system is inadequate and the site is not well related to a primary road network.

This application will detrimentally affect the quality of life, financial burden and safety of access to properties, for the local residents. It will not raise the quality of life and the environment for the local community. It does not respect or enhance the local distinctiveness or intrinsic qualities of the countryside.

PC1028 SCDC C12/0556 59 Woodrush Road Purdis Farm – Erection of two-storey side and single-storey rear extensions. PC Comments: No objection.

PC1029 SCDC C12/0518 87 Bucklesham Road Purdis Farm – Erection of single-storey and two-storey rear extensions. PC Comments: No objection.

PC1030 SCDC C12/0585 Purdis Poppy Farm Purdis Farm Lane – Erection of annexe.

It was agreed that the Clerk should write to Suffolk Coastal District Council requesting a further week for consultation. Additionally, the Parish Council would like local residents to be consulted because as far as they are aware only one neighbour has been consulted.

The Parish Council decided to postpone making any decision on the application in order for all members of the Planning Committee to view the application.

5. Site Inspection

PC1021 SCDC C12/0256 Land South of Hillingdon House, Purdis Avenue, Purdis Farm – Erection of 4 detached houses with garages.

The Clerk reported that the SCDC Development Control Sub-Committee had deferred considering the application to allow a panel of members to inspect the site on the 16th April 2012. It was agreed that Cllr Newell should attend to represent the Parish Council.

6. Date of next meeting

To be agreed.

The Chairman closed the meeting at 7.30 pm.

SignedDate

Angie Buggs
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