

MINUTES OF THE SPECIAL MEETING OF WOOLPIT PARISH COUNCIL HELD
ON MONDAY 17 FEBRUARY 2020 AT 7.30 P.M. IN WOOLPIT INSTITUTE

Present: Cllr Guylar (Chairman), Mr Wheatley, Mrs Moore, Mrs Ewans, Dr Geake, Mrs Jenkins and 10 members of the public.

1. **Apologies for absence** were received from Mr Aldis, Mr Hardiman and Mr Howard.

2. **To receive declarations of interest.** Mr Wheatley declared a prejudicial interest in Item 4 as a nearby resident and duly signed the interest book.

The meeting adjourned and Mr Wheatley left the meeting at 7.33 p.m.

Public comment on items 3 & 4.

Mr Scott advised that he had tried to withdraw application 19/02688 but this was not acceptable to MSDC but Mr Scott has advised MSDC that he would like the whole of the rest of the site to be written into the Section 106 agreement as biodiverse land and meadowland. The existing gate would remain for access for any maintenance. With regard to the loss of hedgerow the minimum will be removed for access and visibility splays for the five dwellings. The footpath/cyclepath into Rags Lane will be 3m wide. The error in the wording of one of graphs to the ecology reports has been amended, the figures were correct.

The Clerk has received three letters from residents requesting that WPC continue to object to the proposal with the comments already made by WPC and it was suggested that WPC may not be able to change the comments already submitted for application 19/02688.

The meeting reconvened at 7.57 p.m.

3. **To consider Listed Building Planning Application 20/00508** Replacement of rear casement window and associated works as described in Structural Engineers report. Evergreen House, The Street and take any necessary action - support

4. **Review of comments for application 19/02688 Outline Planning Application (some matters reserved)- Erection of 5 no. detached dwellings, associated garages and vehicular access. Land On the South Side of Rags Lane and take any necessary action.**

WPC's objections have not gone away but Mr & Mrs Scott are offering some certainty for the rest of the land. Concerns remain regarding traffic accessing the pinch point in Green Road.

It was proposed, seconded and carried that WPC continues to object to the proposal and see what is decided at the MSDC Planning Committee meeting 19 February.

Mr Wheatley rejoined the meeting at 8.19 p.m.

The meeting adjourned at 8.20 p.m.

Public comment on item 5.

There were 14 responses from outside bodies from the consultation. Most consultees were supportive or had no comments. Most comments are for minor changes. Mr & Mrs Scott have objected to land in Rags Lane as a designation of local green space, the outcome of the current planning application for the site is awaited.

Hopkins Homes and MSDC are objecting on the number of houses included in the NP but MSDC would not provide the numbers required whilst the NP was drafted. The NP was finalised before the Draft Joint Local Plan was published.

The meeting reconvened at 8.41 p.m.

5. To consider the consultation responses to the Regulation 16 stage submission draft Woolpit Neighbourhood Plan and determine our comments to the examiner.

It was agreed to respond that: Woolpit Parish Council has produced a sustainable Neighbourhood Plan for the future of the village of Woolpit. Councillors do not believe that the submissions by Mid Suffolk District Council, Hopkins Homes and Mr & Mrs Scott have any validity. Woolpit Neighbourhood Plan Regulation 14 consultation commenced in April 2019 whilst Mid Suffolk Draft Joint Local Plan was not published until July 2019. The emerging JLP is still in draft, has no status and will be subject to future change. As Woolpit Neighbourhood Plan was at a more developed stage at the time of the JLP publication, the JLP should have been based on the NP allocations.

Woolpit Neighbourhood Plan uses a plan led approach whereas the housing allocation used by the JLP is developer led. The JLP overwhelms Woolpit with new houses because developers have offered sites in the village which Mid Suffolk took the easy option of accepting. Our NP is based on best practice and years of consultation on what is sustainable, deliverable and acceptable.

Woolpit Parish Council will ask the NP Steering Group to look at other minor modifications suggested in the other responses received.

6. Date and time of the next Parish Council meeting – Monday 2 March 2020 at 7.30 p.m. in Woolpit Institute. Noted.

The meeting closed at 9.03 p.m.

Signed.....

Dated.....