



BRANTHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes

25 September 2019, 7.30pm at Brantham Village Hall

PRESENT: Verity Abrahams (VA)
Mark Aherne (MA)
Clare Phillips (CP)
Paul Seward (PS) (Chair)

IN ATTENDANCE:

Sarah Keys (SK) (Clerk), 4 members of the public, District Councillor Alastair McCraw

PLC 09.19.01	APOLOGIES FOR ABSENCE None
PLC 09.19.02	MINUTES The minutes of the meeting on 24 July 2019 were amended at PLC 07.19.02 then were approved and signed as a true record of the meeting.
PLC 09.19.03	DECLARATION OF INTEREST None
PLC 09.19.04	PLANNING APPLICATIONS DC/19/04049 Coronation, Slough Road, Brantham, CO11 1NS Erection of single storey rear extensions including annexe BPC MADE NO COMMENT DC/19/04105 Land West Of Brantham Hill, Brantham, CO11 1ST Outline Planning Application (some matters reserved - access to be considered)- Erection of up to 150 dwellings, use of land for community facilities, public open space, landscaping, a sustainable drainage system (SuDS), and vehicular access point from Brantham Hill (following demolition of existing bungalow and outbuildings). PLEASE SEE COMMENTS ATTACHED AT APPENDIX A
PLC 09.19.05	PLANNING RESULTS DC/19/03551 41 New Village, Brantham, CO11 1RL Erection of a two storey side extension and single storey rear extension (following demolition of existing garage and rear extension) PLANNING PERMISSION GRANTED DC/18/05610 11 And 12 Ipswich Road, Brantham, CO11 1PB Erection of 3. No. houses and 6 no. flats (following demolition of existing buildings) PLANNING PERMISSION GRANTED
PLC 09.19.06	CORRESPONDENCE AND LATE PLANNING APPLICATIONS None



BRANTHAM
Parish Council

PLC 09.19.07	DATE OF NEXT MEETING Wednesday 23 October 2019, 7.30pm at Brantham Village Hall
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MEETING FINISHED AT 7.59pm

SIGNED.....DATED.....



APPENDIX A

Brantham Parish Council
DC/19/04105
Outline Planning Application (some matters reserved - access to be considered)- Erection of up to 150 dwellings, use of land for community facilities, public open space, landscaping, a sustainable drainage system (SuDS), and vehicular access point from Brantham Hill (following demolition of existing bungalow and outbuildings). Land West Of Brantham Hill Brantham Manningtree Suffolk CO11 1ST
BPC would comment on the following materially relevant matters:
<ul style="list-style-type: none">● Five year Land Supply The application states that BDC does not currently benefit from a 5 year land supply and much of its supporting arguments are based on that assumption. BPC note however that, at the time of considering and deciding this application, BDC are in a position to confirm a land supply comfortably over the 5 year requirement.● CS2 Settlement Pattern Policy Given that Babergh can currently demonstrate a five-year housing land supply, this proposal conflicts with CS2, the proposed site being outside of the current settlement / built-up area boundary, and effectively a rural development.● Vehicular Access onto A137 - The proposal shows a simple tee junction onto Brantham Hill/Ipswich Road, a Class A Major Road and Lorry Transport Route. The proposed arrangement shows (2.4 x 40 m) visibility splay lines and (6m) radiused corners.<ol style="list-style-type: none">1. BPC note that the visibility splay is a notably lesser requirement to that recently required by SCC Highways for a recent, and much smaller planning application, on Slough Road, a Class B minor road. This cannot be correct.2. BPC note that the 6 meter radius corners shown appear to be in part on land under other ownership. and notes that the current access to the catholic church car park will have to be relocated. This is not within the gift of the applicant or any consent.3. BPC note from the SCC Highways response that insufficient information has so far been submitted by the applicant to SCC Highways for proper comment to be possible.4. Matters 1-3 above must be fully resolved before any final decision to approve consent, as this proposed access might not be achievable within the limited space currently available to the applicant. It is NOT reasonable to allow the access to be considered as a reserved matter, especially where this is an essential requirement for a 150 unit development onto a Class A road and LTR.● AONB - The proposed site sits outside the settlement area boundary and thereby impacts adversely on the views from two AONBs: the Dedham Vale AONB and the Suffolk Coast and Heath's AONB proposed extension. The site sits on rising land, is clearly visible from both AONBs, creating an urban landscape in a rural setting.● Change of land use - The Agricultural Land Classification of the proposed site is Sub-grade 3A, being classified as BMV (Best and Most Versatile) agricultural land. Land of this quality is not to be disregarded in such a way. Sustainability as defined within the NPPF requires resources, in this case the ongoing usage of land, to remain available for future generations BPC note that this is the second recent application on land currently comprising Brooklands



Farm. Taken together, this suggests an intention to dispose of two distinct parts of an established Farm, and which, if allowed, will leave further tranches of land with no possibility of continuing as viable farmland. While BPC are aware that planning applications must be considered individually, BPC are of the opinion that the long term effects of such applications on surrounding and established land use must be considered.

Other considerations, should this application be granted:

- Strategic Housing Response –the Housing Mix, according to local needs, must be fixed at this stage, by condition.
- It is noted that, where affordable housing is offered, in order to facilitate consent for development outside a settlement boundary, the onsite provision should equate to no less than 35%, consistent with Policy CS19, and that Officers would **encourage a scheme which is 'above and beyond' merely compliant**, providing significant benefit to the affordable need. BPC note that this Application does not offer any increase in that requirement, being merely compliant. BPC would look to BDC to do more than simply encourage in this matter, and to achieve a reasonable increase, again by making this a Condition.
- BPC would express reservations with regard to the affordable element not being provided, (e.g.) for financial viability reasons, and would protest in advance at any financial arrangement in lieu of their provision.
- Prior to any development commencing, an agreed arrangement with a BDC Registered Provider must be clearly demonstrated.

Summary

Given the materially relevant reasons as above, BPC recommend that this application be rejected.