



## CREETING ST MARY PARISH COUNCIL

Minutes of the Extraordinary Parish Council meeting held **online via Zoom**, Creting St Mary on **Tuesday, 6<sup>th</sup> April 2021 at 7.30pm.**

### **Present:**

Councillors: S Haynes (Chair)  
H Craggs  
R Coton  
P Scully  
N Smart  
L Plummer  
J Palmer

In Attendance: J Blackburn - Clerk  
County Cllr M Hicks  
Nine members of the public  
R Duff & J Breheny, Representatives from Breheny  
P Branton of Wincer Kievenaar Architects

### **CSM001/21/22 – TO RECEIVE APOLOGIES OF ABSENCE**

Apologies had been received from District Cllr Norris.

### **CSM002/21/22 – TO RECEIVE DECLARATIONS OF INTEREST**

None had been received.

### **CSM003/21/22 – TO RECEIVE APPLICATIONS FOR DISPENSATION**

None had been received.

### **CSM004/21/22 – PLANNING**

**Ref: DC/21/01747** - Planning Application - Erection of 18No dwellings and creation of new vehicular access and parking (following demolition of existing buildings) - J Breheny Contractors Ltd, Flordon Road, Creting St Mary

Members of the Parish Council and members of the public raised the following concerns:

- **Overdevelopment** - Creting St Mary has recently seen applications approved for 52 houses at the Breheny site and 43 houses on Jacks Green Road – a concerning overdevelopment issue which adding another 18 houses to will overwhelm an already insufficient infrastructure.
- **Access / Unsuitable Road** - Flordon Road was a country road which in places narrowed to a single lane and was unable to sustain a major increase in vehicles. HGVs were common users of the road and had often become stuck when trying to pass each other, ruining grass verges in their path. Flordon Road was also a busy road, being the main exit by Creting St Mary residents to the A14. Access onto such a road for a housing development would just increase the risk of an accident with its narrowness and blind bends.
- **Footpath** - The suggested footpath was unacceptable and needed a lot more thought and research to ensure its viability. The Parish Council believed that the suggested route crossed private land, so clearly an issue that needed immediate attention.

The proposed footpath was to be 15 cm high. Such a height would be easily mounted by the type of vehicles using the road which in itself would be highly dangerous to pedestrians. The Plan presented did not show the two newly built properties on Flordon Road whose driveways would become part of the proposed footpath. The owners of the two houses had not been notified of the planned footpath.

- **Sewerage System** - The current sewerage system was already inadequate which caused serious concern regarding the ability to meet an increase in waste disposal. Local residents currently experienced problems with raw sewage flooding their gardens on occasions. Heavy rainfall exacerbating the problems.  
For Anglian Water to approve the sewerage situation and to state that the existing sewer would cope with a further 70 houses was not correct.

Surface water around that area comes from the quarry and it was difficult to see how Breheny would be able to dispose of the water especially when the development had taken place.

- **Parking** – proposed parking on the new development only meets Suffolk County Council Highways' minimum requirement. It was therefore anticipated that residents and visitor's cars would be parked on roadways and footpaths within the development impeding pedestrian access and also the access of emergency vehicles.
- **Proposed Housing** – would some be Affordable Housing?
- **Training Facility** – In the initial application the current site now under proposal was to be used for a training facility. Why had this now changed?
- **Green Space** – Instead of a further 18 houses for the site in whole, why was it not considered to use the area of land as a green space providing a recreational area for the already approved 52 houses? Also, could a green space not be used where the industrial units were currently situated?
- **Ecological Report** – recommendations for measures to be implemented to enhance the bioiversity of the site. Had options been looked into? Perhaps a balancing pond where the water it would hold would create a wetland habitat area.

It was felt generally that Breheny were "letting the village down" and should be looking at ways to improve the village and help with the community on which they were a part of. Projects should be supported by Breheny such as the Wildwood site, possible provision of pathways along All Saints Road, a designated play area on the proposed site – all projects that would benefit from "goodwill gestures". Members and residents felt Breheny were doing "the bare minimum" on all aspects of the applications.

Mr Duff, J Breheny and R Branton made the following points:

- **Lorries** – Following the development of the proposed housing, it was confirmed that lorries would cease visiting the site.
- **Footpath** – it was explained where the footpath would start and end on the site. The land on which the footpath was to cross, they believed, to be in ownership of Suffolk Highways. Whilst tight they had had it confirmed that there was enough space at the side of Flordon Road to install such a footpath.
- **Sewerage System** – Anglian Water had approved the sewerage system for the proposed development which would connect to the existing system.  
If it was shown that the sewerage system required improvement, then we would be happy to help with that.

In relation to surface water a soakaway system had been approved after changing for the 52 houses, so the water would be taken within the site so improvements with Flordon Road would be seen.

- **Parking** – In relation to parking we had to provide the required amount of parking for residents and visitors. Suffolk County Council have set requirements and we would have met those requirements, but we could look at it further.
- **Proposed Housing** – some of the housing, 15%, would be affordable housing – a mixture of bungalows and small houses.
- **Training Facility** – The area was not currently being made use of, even for storage, and due to the current situation with Covid-19 hot desking procedures were in place so the office was not in use either. Therefore, it was felt that a Training Facility would not now be required with any training being carried out online.
- **Green Space** – A green space was part of the approved plan for the 52 houses already approved. It was a requirement of that application and one had been included in the plans as well as a play area. To provide a green space where the industrial units currently were could be a possibility.
- **Ecological Report** – there would be some recommendations which would be attached to the planning condition, which would be implemented. Would be happy to look into a balancing pond and also any more ideas would be welcome.
- **Maintenance Plan** – part of the previous application for the 52 houses and part of the application for the proposed 18 houses there would be a condition in place that all residents would be part of a maintenance scheme, rang by a Management Company, which would be enforced.

Mr Duff, Breheny, stated that he would be happy to discuss any issues surrounding the application(s) and would be willing to revisit areas of concern.

In relation to the footpath issue it was agreed that a site meeting would be beneficial. The site meeting would include Mr Duff, Sam Harvey from Suffolk Highways, Mike Norris District Councillor and members of the Parish Council. Mr Duff agreed to arrange the meeting and would inform the Clerk of possible dates and times.

**It was AGREED:** That the Parish Council objected to the application due to the points raised above.  
**Clerk to action.**

**Ref: DC/21/01741** - Planning Application - Creation of manage and associated work for use of land as equestrian, for personal use in connection with the property known as 'Five Acres' only - Land Adjacent to Five Acres, All Saints Road, Creeting St Mary

**It was AGREED:** That the Parish Council have no objections to the application. **Clerk to action.**

**Ref: DC/21/02041** – Housholder Planning Application – Erection so single storey read ad side extensions (following demolition of existing conservatory and detached outbuilding) including alterations and associated works – The Almonds, Flordon Road, Creeting St Mary

**It was AGREED:** That the Parish Council had no objections to the application. **Clerk to action.**

**Ref: DC/21/01800** - APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - Application under Section 73 for Variation of Conditions for 4188/15 and C/18/05612 Reserved Matters Approval, Section A, Condition 1 and concurrent condition approval DC/18/05601, conditions 5,7,8,11,12,13,14,15,16,19,21,22,23,24,26,27,28,29,30,31,32,36,39,41,42,44,45 and decisions

DC/18/05601, DC/20/01752, DC/20/01179 and DC/19/05466 - J Breheny Contractors Ltd, Flordon Road, Creeting St Mary

The application consisted of minor changes to the layout and the properties e.g. some of the gardens. There had been no changes to the sizes. The mix of housing had stayed the same.

**It was AGREED:** That the Parish Council had no objections to the application. **Clerk to action.**

The meeting finished at 9.20pm.

Chairman: ..... Dated: .....