

Bramfield and Thorington Parish Council

**An Extra-Ordinary Meeting of the Parish Council was held in the Village Hall,
Bramfield on Monday, January 30th 2023 at 7pm.**

Minutes:

Present:

Cllr. D. Hughes (Chairman); Cllr. A. Rozkalns (Vice-Chairman); Cllr. M. Bond; Cllr. F. Ryder; Cllr. W. Shoote and Cllr. A. Thomas:

Also Present:

Paul Widdowson (Clerk):

1) **Apologies:**

County Cllr. R. Smith, District Cllr. N. Brooks and Cllr. A. Niven whose apologies were accepted.

2) **To receive Declarations of Interest: Councillors to declare any Pecuniary or Non-Pecuniary Interests. Members may subsequently declare an interest at any point in the meeting.**

There were no Declarations of Interest.

3) **Requests for dispensations:**

There were no Requests for Dispensation.

4) **Planning Matters:**

Proposal: 1no. Oak (T1 on plan) - Remove large limb over garden of 15 Church Farm and reduce remaining branches on northern aspect by up to 1 metre.

Address: The Haywards, The Street, Bramfield, Halesworth, Suffolk. IP19 9HT

Ref: DC/23/0092/TCA

The Parish Council had no objection to this planning application.

Proposal: Retention of Holiday Accommodation including 3 x shepherds huts, 2 x yurts, ancillary service buildings and all associated works.

Address: Bunkers Hill Farm, Bunkers Hill, Bramfield, Halesworth, Suffolk. IP19 9AF

Ref: DC/22/4769/FUL

The Parish Council is disappointed to receive another planning application that is retrospective. However, the Parish Council has no objection to this scale of development as indicated.

Proposal: Siting of a temporary static caravan to accommodate a rural worker.

Address: Beetlebank Farm, Darsham Road, Bramfield, Halesworth, Suffolk. IP19 9AG

Ref: DC/22/4995/FUL

The Parish Council has no objection to this planning application and support the applicant's rural enterprise. However, the Parish Council has concerns over any future development of the site over and above the temporary accommodation proposed in this planning application.

Proposal: *Construction of 9 new affordable eco-dwellings in 2 terraces.*

Address: *Land North Of Castle Meadow And Adjacent Thorington Road, Bramfield, Suffolk. IP19 9JB*

Ref: DC/22/3620/FUL

The Parish Council refuses this planning application. It appears that we have been reconsulted on the application as a result of infiltration tests and flood risk assessments that have been carried out on site.

We are not qualified to comment on geological findings but would reiterate that no runoff from the site (or its access) should be allowed to enter the watercourse alongside Pitman's Grove/Bridge Street. This watercourse already floods and is incapable of carrying the runoff already occurring during storm events let alone any additional load.

The Parish Council previously strongly objected to the application and these objections remain – please see previous response. We are perplexed as to why the application is still being considered by East Suffolk Council as the Parish Council believes that it would appear a straight forward case for refusal: The scheme has minimal documented local support; The application does not demonstrate any local need for affordable housing within the parish (as required by East Suffolk's Local Plan and the recently adopted SPD on Affordable Housing); The application has not been prepared with a local housing provider; The housing tenures proposed do not reflect true/traditional affordable housing or any needs survey specific to Bramfield (many units are proposed to be essentially 'reduced' open market housing).

The Parish Council believes that the scheme has been produced to be visually and commercially attractive rather than meeting a local housing need. The Council's recently adopted SPD clearly sets out the requirements for an affordable housing scheme in the countryside. This application does not appear to comply with the policy in a number of ways already discussed in this and previous correspondence. It would appear to undermine the whole principle of producing SPDs and policies if they are ignored by applicants/developers within months of their being adopted. If a local need within the parish is established (it has not been yet) then an assessment of tenure types required should be carried out. Subsequently an assessment of potential sites should be carried out in association with a housing provider to identify the best site for affordable housing within the Parish.

5) **Clerk's Report and Correspondence including Donations:**

The Clerk reported that he had received information regarding the May 2023 District and Parish/Town Council Elections.

6) **Payments and Receipts:**

There were no payments or receipts.

The Meeting ended at 7-44pm.