



Present: Councillors Paul Presland (Chairman), Russell Bower, Sue Crawte, Lee Parker, Colin Poole, Rita Schwenk and Phil Taylor.

Attending: Lee Parker (Babergh District Councillor), James Finch (Suffolk County Councillor), D Crimmin (Clerk) and 5 residents.

15/161 Apologies for Absence

No apologies received.

15/162 Declaration of Interests and Requests for Dispensation

Cllr Parker declared pecuniary interests in Items 15/165a and 15/166 as both involve clients of his business and he left the room while the items were discussed. No request for dispensation had been received.

15/163 Minutes of meeting held on the 11th November 2015

The minutes of the meeting were approved by the councillors and signed by the Chairman as a correct record.

15/164 Public Forum

Residents raised concerns with parking of construction traffic and residents accessing dwelling in relation to the proposed development at Woodean. They also raised concerns at the volume of traffic on the A134 and the problems this causes when exiting Links View. James Finch updated councillors that NPC will be invited to the Chilton Woods Place Shaping Group meeting at which the analysis of the extra road traffic movements generated by the proposed development and other developments in Sudbury and Great Cornard, will be reviewed. This will be particularly relevant to the traffic flows along the A134 and its junctions with Valley Road and A1071. James also updated councillors on work to review the speed limits along the A134 from Sudbury to Nayland as well as the plans to cut the hedge back at the Valley Road junction and white line painting in Valley Road.

15/165 Planning

- a. The councillors reviewed the **appeal against refusal of Planning Application B/15/00506 Woodean, Links View** - Erection of 1 No. detached two-storey dwelling and formation of new vehicular access. The councillors resolved to continue to object to the application on the previously stated grounds and also contested the following points in the appellant's statement of case:

2.1 The proposed plot is not a vacant plot, it is a plot created by dividing the garden of the Woodean property to create space for the proposed house.

3.2 The size of the proposed development would be in stark contrast to the very large plots in Links View and the plot sizes in the adjacent Whisper Wood development. The proposed design is perceived to be very urban and not in keeping with other properties in this rural setting.

4.1 The over development decision suggests a need for a much smaller property.

5.2 The loss of a large section of a very well established Beech hedge would have a detrimental impact on the surrounding area.

5.4 The plot is much smaller than the Whisper Wood development. Limited infill has to be deemed appropriate and this overdevelopment would do nothing to improve the appearance of this very central, sensitive village site. Furthermore, giving permission to build houses in gardens could set an unacceptable precedent.

5.5 Attached photographs clearly indicate that the site has already been cleared of many trees to create space to build and this clearly demonstrates a negative impact on village open spaces.

5.6 The building would have a negative impact on adjacent properties.



- 5.8 Proposed design of the house is out of keeping with the chalet style of Links View and the village style accommodation of Whisper Wood.
- 5.9 The site is much smaller than other new developments at Whisper Wood.
- 5.10 NPC rejected because of over development of site and the design of the house.
- 5.11 Roof design is Mansard and there are no such roof designs in the vicinity.
- 5.12 Any pre appeal discussions with BDC cannot be included in this appeal process.
- 5.13 Only Woodean is comparable.
- 5.14 Hedge and ditch running parallel to the A134 is the responsibility of Woodeans.
- 5.17 Less than substantial does not disguise the fact that there will still be a negative impact to this overdevelopment.
- 5.19 Over development of a small site conflicts with BDCs Saved Policy HS28.
- 5.21 Parish Council meeting and subsequent parish questionnaire clearly found a desire for much smaller properties that are designed to enhance the appearance of Newton.
- 6.3 Many houses in the village have large gardens which could be considered for additional building plans.
- Contradictions remain between retention of trees and hedge.
- With regard to the appellants concluding comments, NPC respectfully disagrees with the appellants concluding remarks and it continues to object to the proposed development.

- b. No further planning application had been received since the agenda was posted.

15/166 Asset of Community Value

The councillors reviewed the reasons why the previous application to have the Saracens Head listed as an asset of community value had exceed the time limit and was not determined by BDC. With the recent Village Survey giving strong feedback on the importance of the pub as a social gathering point in the village the councillors resolved that the Saracens Head should be considered by BDC as an asset of community value to Newton and asked the Clerk to re-submit the application as soon as possible.

15/166 Christmas Tree

Plans for the tree to be erected on Sunday 29th November and the official switch-on on Tuesday 1st December were finalised.

15/167 Fireworks

The councillors were pleased that the firework event made a profit of £336.35 with only the invoice for the grass cutter remaining to be paid. The councillors agreed that the event should be repeated in 2016.

15/168 Questions to the Chair

The summary of the housing requirements, as contained in the responses to the Village Development survey, will be drafted by the 1st December for the councillors review.

15/169 Next Meeting

The next scheduled meeting is on Wednesday 13th January 2016 starting at 7.30pm.

The meeting closed at 8.32pm.