

Barton Mills Parish Council

Clerk: Mrs Jadi Coe clerk@bartonmills.net 07724 737841

Chairman: Mr A. Harji 01638 510251

Minutes of the Extraordinary Meeting of Barton Mills Parish Council

held in the Village Hall on Monday 11th November 2019 at 5:30pm

Present: Cllr. N. Horne, Cllr. C. Miller, Cllr. G. Flack, Cllr. K. Fuller, Cllr. J. Bye, Cllr. M. Colsey
Also present: Parish Council clerk Jadi Coe, Isobel Wright Hastoe Homes and 7 members of the public

The Vice Chairman, Cllr. N. Horne welcomed everyone to the meeting in the Chairman's absence

Cllr N. Horne offered the members of public in attendance to speak as part of the public forum.
The offer was declined

EM/19/11/01 Apologies for Absence

Cllr. A. Harji, Cllr. R. Lewis, Cllr. S. Mullender

EM/19/11/02 Declarations of Members Interests

None.

EM/19/11/03 Clerk's Report & Matters Arising from the Minutes of the Last Meeting (For Info Only)

None.

EM/19/11/04 Correspondence

None.

EM/19/11/05 Parish Matters

Update on exception site scheme for affordable homes and meet with Isobel Wright from Hastoe Homes to help move forward in choosing a site.

Cllr. N. Horne introduced Isobel Wright from Hastoe Homes to all in attendance. He continued to report of the current situation the Parish Council were in, in regards to another exception site for affordable homes, this being that since a local needs survey was carried out, which showed that there was a need for local houses, a site had yet to be identified. The Parish Council had looked into every piece of land that met the exception site criteria and the Parish Council were left with one remaining site, that being the site on Church Lane backing onto Manor View. He apologised that the Parish Council had taken a long time in coming to this point, but all sites needed to be considered.

Isobel followed on stating that the other option which had been considered was the Suffolk County Council land on Church Lane, by the existing Hastoe Home development, but Suffolk County Council are not currently willing to sell this land, although herself and the Parish Council had tried their hardest to get Suffolk County Council to sell a small piece for affordable homes only. Isobel stated she had been made aware by the Parish Council that a site on Newmarket Road had been offered to the Parish Council, but it was in hers and Hastoe Homes architects professional opinion that this site did not meet the exception site criteria due to not butting up to the settlement boundary or being 'in good relation to'. She continued to report that planners are currently very busy and will no longer give informal advise, and the only way to obtain planners thoughts on a site would be to pay for a pre-application, however if she had the name of the planner that the Parish Council had spoken with, who had stated this site would meet the criteria, then she maybe able to talk directly to the planner to confirm this.

Isobel reported that the site on Church Lane that had been identified as the only possible site, would only allow 4 or 5 properties to be built if the Parish Council agree the smaller site rather than the whole site which would allow the development of approximately 10 properties. If the properties were mainly of bungalows then the number of properties on the site may decrease due to the site being so narrow, but Hastoe Homes would only develop the site if there were at least 4 properties, to ensure it was viable to them. Isobel stated that to ensure a site was viable to them then they would need to consider the number of properties and the rental return on each property.

Cllr. C. Miller asked Isobel how much input the Parish council and the landowner have on the site plan. Isobel stated that Hastoe Homes would work alongside the Parish Council and that the plan would be put to the landowners prior to the application being submitted to ensure all parties are content with the plans.

Cllr. G. Flack asked Isobel what would happen once the land lease expired. Isobel answered stating that it would likely be a 200year leasehold and once this had come to an end, this would either be renewed or the site would be turned back into a field.

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Cllr. N. Horne questioned the likelihood of further development on the remaining land if the development of affordable homes is built. Isobel responded stating that the land at present, is outside planning policy therefore there would be no further development, as this land would only allow for development of exception sites.

Cllr K. Flack asked whether funds were still available and how long they would be available for. Isobel stated that funds were still available but this may change due to the upcoming election. She continued to state that if funds are reduced then it is possible to seek finance help from local authorities but she is fairly confident that there will be funds available.

Cllr K. Fuller asked Isobel what the Parish Council can do to help move things along. Isobel responded that the Parish Council and Hastoe Homes could hold an early public consultation to get the public's opinion on the type and size of properties required as the previous survey results would now be out of date.

Cllr. C. Miller asked Isobel for a timeline of the process of the planning application and build of an exception site. Isobel responded by stating that when taking into account an early public consultation, possibly a further survey, and a final public consultation then it would be at least 6 months before a planning application would be submitted, and a decision on this would not be known for 3 or 4 months. Therefore, it would be approximately a year before the site build would begin.

A member of the public asked Isobel if Hastoe Homes architects would take into consideration neighbouring properties. Isobel stated that yes, they would do this and they would hope to minimise impact on neighbouring properties where they could.

A member of the public queried that the original survey detailed that 12-15 properties were needed, however only 4 or 5 properties were now to be built. Cllr N. Horne responded stating this was correct but as another councillor proposed to accept not the whole site offered by the land owners but only a proportion, this now could not be done. Isobel followed stating that the Parish Council were not obliged to meet the need as shown by the survey. Cllr. K. Fuller continued stating that the Parish Council were satisfying some of the demand and further development could be considered in the future.

A member of the public asked if Hastoe Homes were considering purchasing the land by the site which was owned by West Suffolk Council. Isobel responded stating that at the present time Hastoe Homes was not seeking to purchase this, and if a covenant was on the land this could be lifted but this would not be viable to Hastoe Homes to do this.

Cllr. K. Flack proposed that Hastoe Homes seek to develop the land on Church Lane backing onto Manor View (smaller site only) if the Parish Council and Hastoe Homes can agree a site plan that meets the Parish Council's want, that is viable to Hastoe Homes and if the land owners are in agreement. The proposal was carried following a unanimous vote in the favour of the proposal.

Isobel stated that she will try to attend the next Parish Council meeting on 3rd December, if not a separate meeting could be arranged before the Christmas and that she would now talk to the landowners to confirm whether they will lease the land in question, following this ask Hastoe Homes architects for various plan sites showing different options available and arrange a public consultation early 2020.

Cllr. N. Horne thanked Isobel for attending the meeting as progress had now been made and the Parish Council could move forward. He informed the public in attendance if they had any queries following the meeting then to contact the clerk.

EM/19/11/06 Planning

Agree comments and facts on the SHELAA report

Cllr N. Horne provide the clerk with some notes on a site detailed on the SHELAA, and it was agreed that all comments would be agreed via email to ensure the date for submission of comments was met.

EM/19/11/07 Parish Councillors reports (for information only)

Cllr. K. Flack reported on the Remembrance Sunday Service in the village.

The meeting closed at 6:25pm