

**MINUTES OF SIBLE HEDINGHAM PARISH COUNCIL EXTRAORDINARY MEETING
HELD AT THE VILLAGE HALL, PARKFIELDS, SIBLE HEDINGHAM ON MONDAY, 2nd
JULY 2012 AT 7.30 P.M.**

In the chair: Mrs. G. Massey

Present: Cllrs. J. Beavis, C. Cannell, R. Green, A. Law, S. Partridge, A. Prill, J. Skittrall, F. Swallow and L. Waller
Mr. A. Corder-Birch (Clerk)
Mr. H. Johnson and Mrs. W. Scattergood (District Councillors)
Together with 4 (four) members of the public

Public Comment

Prior to commencement of the meeting the following items were raised:

- a. Mrs. W. Scattergood expressed concern that BDC Ward Members had not been invited to attend the Consultation Meeting on 12th June at 9.30am although they had been invited to attend a later meeting at 11.30am. The Clerk reported that the meeting at 9.30am had been requested by Planning Officers of BDC who should have invited Ward Members. SHPC had not called the meeting and were not responsible for invitations to attend.
- b. Mrs. Scattergood referred to the Public Meeting on 25th June and in particular to SH being a Key Service Village. She read extracts from a letter dated 5th December 2008 from SHPC to BDC confirming that SHPC accepts the status of a Key Service Village. The information contained in that letter was included in the BDC Core Strategy, which has since been accepted by the Planning Inspectorate. No residents from SH had objected to the Core Strategy. At a Site Allocations meeting held in Braintree during October 2011 it was reinforced that SH is a Key Service Village. Mrs. L. Waller reported that at that meeting the Premdor site had been specifically excluded. Miss. C. Cannell reported that SHPC Planning Committee had held a special meeting on 14th November 2008, following which Councillors considered a draft letter before it was sent to BDC on 5th December 2008. She stated that the contents of the letter still stand and the views of SHPC are the same now as in November/December 2008.
- c. Mr. H. Johnson stated that the Premdor/Rockways site is a large one, which provides an opportunity for housing and employment. He confirmed that he had attended the public consultation event on 12th June 2012.
- d. Mr. J. Nicholson stated that attendance at the meetings on 12th June, were tending to detract from the importance of the current plans and the future. SH was already a Key Service Village and need the benefits from the site, which Premdor had originally offered. BDC needs to obtain the best possible deal for the village and SHPC needs support from residents, BDC Officers and Councillors. The position of the PCT needs to be queried and the village informed of exactly what has happened so far as the Surgery is concerned. As there is no planning application, additional statements can be made. Mr. A. Prill stated that there is not enough balance in the proposals at present.

75. **Apologies for absence**

Mr. D. Holmes

76. **Absent**

Mrs. E. Jones

77. **Co-option of Councillor to fill Casual Vacancy**

The Chairman reported that the Interview Panel had interviewed four candidates on 29th June and a fifth candidate on 2nd July but required more time to consider a recommendation. It was therefore agreed to defer this item to the next PC meeting on 9th July.

78. **Declarations of Interest**

There were no declarations of interest.

79. **To consider making representations/comments to BDC and to Bloor Homes regarding the Master Plan for Premdor/Rockways site**

The Chairman reported that Mrs. L. Waller had drafted the SHPC Response and Mr. S. Partridge had prepared appendix 3 being the comparison chart of Key Service Villages. She thanked Mrs. Waller and Mr. Partridge for preparing these documents, which were circulated to Councillors for consideration. Mrs. Waller reported that in preparing the Response she had tried to reflect the views of residents at the Public Meeting and in answers to the questionnaire. The Clerk was thanked for preparing appendix one being the comments made at the Public Meeting. The Master Plan will become a supplementary planning document, if adopted, but will not go out to wider scrutiny. The Site Allocations document did not include any detail of the Premdor site and there is still an opportunity to challenge the document and SH as a Key Service Village. The BDC Core Strategy clearly sets out the definitions of a mixed use site and the Master Plan fails to meet many of the key objectives in the Core Strategy.

Mr. A. Prill reported that Mr. F. Ladkin had asked to meet him to discuss the Rockways part of the site and it was agreed to invite Mr. Ladkin to a future meeting of SHPC Planning Committee.

Mr. Prill stated that the Master Plan, the situation and Councillors have changed over the years but Bloor Homes are the first developer to be interested in the site. He had raised with Bloor's Engineer the question of the poor sewer in Alderford Street, the poor road system and public transport. He emphasised that 'joined up thinking' is required.

Mrs. J. Beavis expressed concern about part of the penultimate paragraph of the Executive Summary and referred to the numerous meetings with Premdor, its professional advisers, BDC and PCT over the years. The residents main requirements four years ago are the same now namely employment and a medical centre. BDC owns Ripper Court, Enterprise House and Everitt Way and employment provision needs to be in the vicinity of these existing employment sites and not amongst the houses. The density of 236 houses is high. Land should be secured for a Surgery and could be used for allotments in the meantime. She emphasised the importance of preparing for and attending the LDF meeting on 25th July.

Mrs. G. Massey reported that on this occasion SHPC had no input into the Master Plan as it had upon previous occasions.

Mr. A. Prill reported that Bloor Homes had failed to consult the local Doctors.

Miss. C. Cannell was concerned about the loss of time and in particular the loss of the allotments.

Mr. F. Swallow accepts that SH is a Key Service Village, the houses will be phased in and SHPC should seek to get as much as possible from the development. He wants employment put back in the Master Plan and considered that there is great potential for employment but SHPC needs to work with BDC to seek more employment.

Mrs. J. Beavis supported more employment, which must be located near to the existing BDC employment sites off Station Road. A Medical Centre and Infrastructure were also needed. She explained that BDC Ward Members had not been consulted upon the Master Plan because Bloor Homes only had meetings with BDC Planning Officers. The Master Plan had been prepared by Consultants and not Officers.

Mr. A. Law stated that the Master Plan must include suitable access off Swan Street, it must be to scale and needs to include plans for the Rockways part of the site.

The receipt of letters from local Doctors supporting a Medical Centre and Doctor's Surgery, were reported.

Mr. S. Partridge also supported the needs for improved road systems, public transport and leisure use.

Mrs. G. Massey reported upon the offer by Hedingham School for a Sports Hall on its site, which will potentially provide about 30 jobs.

Mrs. W. Scattergood was under the impression that there would be up to 200 houses on the site and was surprised that 236 are now proposed. Apparently the difference of 36 plus is because of the loss of the proposed Work Hub.

Miss. C. Cannell supported the suggestion that the LDF meeting is deferred to enable a case to be prepared of requirements in SH because (a) the Master Plan does not agree with the BDC Core Strategy and (b) the Master Plan does not meet the objectives of SHPC.

It was noted that SHPC had not seen the results of the BDC Feasibility Study by Consultants into the site.

The meeting adjourned for public comment. Mr. J. Nicholson stated that (a) the supplementary planning document still has to be defined on material considerations, (b) Bloor Homes have profits to consider, (c) local Estate Agents say that the population may go down because of the lack of work, (d) Work/Live units are still relatively low in this area and (e) he suggested that SHPC employs a Planning Consultant.

The meeting then resumed. Mr. S. Partridge asked that a Senior Planning Officer from BDC works with SHPC. This was supported by Mrs. J. Beavis who suggested that SHPC writes to the Chief Executive of BDC asking (a) if a Senior Planning Officer can work with SHPC (b) if the Master Plan is deferred at the LDF meeting when will it be considered again and (c) if a new Master Plan can be prepared by BDC and SHPC and not by a developer. This suggestion was agreed by Councillors.

In the meantime Mr. A. Prill suggested that SHPC make it clear to the public that it does not agree with the present Master Plan.

Following further discussion it was proposed by Mr. F. Swallow, seconded by Mr. J. Skittrall and carried that SHPC asks for the consideration of the Master Plan to be deferred at the LDF meeting and that the Response and appendices are approved and sent to BDC subject to the following amendments:

1. The revised sentence in the final paragraph of the Executive Summary as follows:
“It therefore calls upon the LDF Panel to defer a decision on this first iteration of the plan and to give SH the opportunity to work with BDC and the developers to achieve a more imaginative and sustainable vision which would balance housing provision and much-needed community benefits and win the support of local people”.
2. That the existing Doctor’s Surgery is only on one floor.
3. That the second sentence in the penultimate paragraph of the Response is deleted.
4. The first sentence of the final paragraph is amended as follows:
“The Parish Council would welcome a rebuilding of bridges and understands the need to progress quickly, but would like to suggest that a decision regarding the Master Plan is deferred because it does not currently comply with BDC’s Core Strategy”.
5. That a web link is added to appendix three of the business case for the additional bus service from SH to Sudbury.

Mrs. G. Massey reported that Mrs. A. Weatherley had suggested that a petition is prepared in support of the Medical Centre and Doctor’s Surgery. Mrs. J. Beavis advised that if over 1,000 (one thousand) signatures are obtained it must be debated by BDC at a full Council Meeting. The principle of a petition was approved and it was agreed to ask Castle Heddingham PC, the Doctor’s Surgeries, Library and Shops in both villages to collect signatures. District Councillors advised that the Petition should be sent to BDC by mid September to be included on the agenda for its meeting on 8th October, 2012.

80. **To consider attendance and representations at BDC LDF Panel meeting on 25th July 2012**

In addition to the three Ward Members it was agreed that the following attend the BDC LDF Meeting on 25th July 2012 and make representations:

Mrs. G. Massey

Mrs. L. Waller

Mr. A. Prill

Mr. J. Nicholson

Ms. S. Glen and/or Miss. J. Cole (to speak upon Public Transport)

It was agreed to arrange a meeting of the above to consider subjects/representations. The Clerk agreed to book the above in to speak at the LDF meeting with Alison Webb of BDC.

There being no further business the meeting closed at 9.50pm.

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(Date)

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(Chairman)