

**GREAT CORNARD PARISH COUNCIL**

Minutes of the Meeting of the **DEVELOPMENT & PLANNING COMMITTEE**

held in The Stevenson Centre at 7:00pm on Monday 28th March 2022

**PRESENT**  Councillors Mrs P White **Chairman**

Mrs C J BakerMrs M Bark

K Graham S M Sheridan

 Mrs J Wilson

Council Manager Mrs N Tamlyn

Council Administrator Miss E Skuce

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors T Harman and D Young.

**2. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

Councillor Mrs Bark declared a non-pecuniary interest in the item relating to planning application at 182a Bures Road as she lives in close proximity to the development.

**3. DECLARATIONS OF GIFTS AND HOSPITALITY**

**NONE.**

**4. ITEMS BROUGHT FORWARD – FOR NOTING**

Members reviewed and **NOTED** the Items Brought Forward list.

**5. CORRESPONDENCE**

1. **Sudbury Joggers Friday 5 Event: Road Closure Request**

Members reviewed correspondence from the Chairman of The Sudbury Joggers, which provided details of the proposed event on 27th May 2022, and **AGREED** that there were no objections to the event or the road closures which would involve the temporary closure of Head Lane, Wells Hall Road, Blackhouse Lane and Bures Road between approximately 7:20pm and 8:15pm.

**6. TO CONSIDER A PROPOSAL TO INSTALL DOUBLE YELLOW LINES ALONG HEAD LANE, KILN DRIVE AND GRACE FARRANT ROAD**

Members reviewed a report **(see Appendix A)** that detailed three locations which, following County Councillor Beer’s attendance at the Full Council meeting on 14th March 2022, had been identified as suitable locations for an application for double yellow lines. The measures would seek to resolve a number of parking issues in the areas of Head Lane, Kiln Drive and Grace Farrant Road.

The Council Manager explained that the three new locations would be in addition to four others that were already being considered by Suffolk County Council.

Councillor Beer has suggested that the Parish Council submit the new locations in conjunction with an application by Sudbury East and Waldingfield County Councillor Philip Faircloth-Mutton, which would consolidate the cost of the works.

Members **AGREED** the three locations at Head Lane, Kiln Drive and Grace Farrant Road and the Council Manager will now submit the application accordingly.

**7. TO RECEIVE A REPORT ON THE COST OF UPGRADING STREETLIGHT COLUMNS WITH LED LANTERNS**

Members reviewed correspondence from Suffolk County Council’s Streetlighting Engineer together with the Council Manager’s Report No: E14 and quotations for what would be Phase 1 of the streetlighting upgrade programme.

The Council Manager advised that Suffolk County Council had appointed an officer to specifically deal with the LED upgrades and had agreed to requote the works including the cost of traffic management and road closures, and that they were willing to come and speak with the Parish Council regarding the same at a future date if required.

A Member asked for clarification on whether the new LED lanterns could be dimmed and included in the part night lighting scheme. The Council Manager clarified that the Parish Council had always opted out of the scheme, choosing to keep the lights on all night. The Member also stated that they thought the administration fees were very high. The Council Manager agreed to address these points as part of the Parish Council’s response to Suffolk County Council once the Policy and Resources had considered the matter.

Members **NOTED** Report No: E14 **(see Appendix B)** as the funding of the project was due to be discussed at the Policy and Resources Committee this evening under Item 6.

**8. TO CONSIDER NEW PLANNING APPLICATIONS**

1. **DC/22/01248 – 1 Davidson Close, Great Cornard**

**(deferred from the Development and Planning Committee Meeting on Monday 14th March 2022)**

Erection of first floor extension over garage and single storey rear and side extensions.

Following confirmation from the Planning Officer that the garage had previously been converted into a playroom, for which planning permission had not been required, Members Recommended – **APPROVAL**

1. **DC/22/01350 – Perrywood Garden Centre, Sudbury (adjoining Parish)**

Variation of condition 10 (disposal of surface water) relating to planning permission DC/20/03810 erection of new garden centre.

Recommended – **APPROVAL**

1. **DC/22/01428 – Farm Shop, Wheldons Fruit Farm, Joes Road**

Application to determine whether prior notification is required for a proposed change of use from commercial, business and service (use class E) to dwelling houses. Conversion of Farm Shop to a dwelling house (c3)

Recommended – **APPROVAL**

1. **DC/22/01280 – Old Joes Driving Range, Joes Road, Great Cornard**

Construction of a crazy golf course and associated kiosk.

Recommended – **REFUSAL based on the following grounds:-**

Proposal out of character with the surrounding rural area and listed buildings.

Noise generated by the users of the course will increase the inconvenience to neighbouring properties.

**Over development of the site.**

If this is granted, the site would have

* Barn
* Shepherd’s Hut for holiday use
* Clubhouse
* Cafe
* Driving Range
* Special Needs Activity Centre
* Crazy Golf Course and associated kiosk
* And a golf simulator and two holiday lets if the applicant’s appeal is granted

The Kiosk and toilets are unnecessary as there are already public toilets on site. The proposed kiosk is far bigger than is required if it were to only be a place where people pay and hire clubs/balls etc.

The intended crazy golf course will be on hard standing and is not in keeping with the rest of the site which is predominantly grass.

**Highways Issues**

Joes Road is a narrow single track road which already experiences traffic and speeding issues.

There is very little public transport access which will promote the use of private vehicles, significantly increasing the traffic along Joes Road.

The Parish Council supports the response from Cornard Tye Residents Association.

1. **DC/22/01333 – 3 Grace Farrant Road, Great Cornard**

Erection of single storey rear extension and insertion of bi-fold doors to garage.

Recommended – **APPROVAL**

1. **DC/22/01453 – 28 Danes Court, Great Cornard**

Erection of 1.95m fence to replace existing

Recommended – **APPROVAL**

**At 7:23pm Councillor Mrs Bark left the meeting.**

1. **DC/22/06977 – 182a Bures Road, Great Cornard**

Reserved matters for outline planning permission DC/18/02469 considering

appearance and landscaping (access, layout and scale previously approved) for the

erection of up to 46no. dwellings with vehicular and pedestrian access from Bures

Road. Demolition of 182a Bures Road and storage buildings.

Recommended – **REFUSAL based on the following grounds:-**

The Parish Council has a long standing policy against back land development. However, in its response to the JLP, it stated that if any development should take place on this site then it should be of low density and low rise.

Great Cornard has an ageing population and bungalows are sought after in the area. Despite the Parish Council’s comments, we note that there is only two bungalows on the site plans. Some of the properties on the plans are too high and in particular, The Hayloft which includes 9 apartments - identified as two storeys on the Accommodation Schedule but is in fact a three/two and a half storey building – it is significantly higher than any of the adjacent properties. It is also not in keeping with the surrounding area.

**Over-development of the Site**

Number of properties proposed is too dense and a number closer to 30 would be more appropriate for the size of the site. Great Cornard has been well developed in recent years and squeezing 46 units on to this site is in the Council’s opinion, over development.

The Parish Council objects to the demolition and loss of a perfectly good property (182a Bures Road).

The proposed public open space appears to be insufficient for the size of the development and has no provision for a children’s play area. It is also poorly located along the access road into the development.

In addition to Suffolk County Council’s holding objection, overall the parking allocation of 102 spaces is insufficient for the site and in particular, 12 spaces for visitor parking is not adequate.

**Safety Concerns**

The Parish Council has safety concerns over the development’s close proximity to the railway – a secure fence should be installed along the boundary with the railway line. This will also discourage people crossing from the railway line onto privately owned land and seeking access to the riverside walk.

**Infrastructure/Drainage/Flooding**

Lack of supporting infrastructure in the vicinity, i.e. lack of doctors/dentists, schools already over subscribed, closest play area on the Stour Croft development etc.

The Design and Access Statement states that “*the development may seek to include PV panels or air source heat pumps to ensure improvements on basic building regulation guidance”*. The District Council should ensure that all environmental schemes are over and above the basic building regulation guidance and are practical, low cost and maintenance options for the provision of energy in the long term.

Lack of information provided over foul and surface water drainage. The Parish Council notes that some of the existing sewers will be used and they are already known to struggle with current demand and are prone to blockages. They would not be suitable to take on the requirements of proposed new houses in that area.

There does not appear to be any further information on the flood and water management. The Parish Council refers to SCC’s response to the Outline Planning application and whether the Applicant has addressed the conditions outlined in that response.

**Highways Issues**

The proposed development has only one entrance/exit point and is very close to the Grantham Avenue roundabout. The additional traffic flow will be dangerous for all road users and pedestrians.

There are inadequate pavements on either side of Bures Road for pedestrians to use safely. This would also be the route for any pedestrians accessing the river walk and Sudbury as there is no provision for a direct footpath from the development.

The access road splays do not appear wide enough to be able to provide good visibility when exiting the development.

Bures Road already has a speeding problem and the Parish Council recently installed an SID unit very close to the site but continues to receive complaints of speeding and accidents/near misses.

Concerns over where construction vehicles will park during the build. Bures Road is unsuitable and the site is too close to the roundabout. Contractor vehicles for other developments in the area have parked on the highway and caused issues and complaints from local residents.

**At 7:33pm Councillor Mrs Bark re-joined the meeting.**

**Meeting Closed at 7.34pm**

**APPENDIX A**

**Double Yellow Lines**

**Applications for double yellow lines already submitted to Suffolk County Council on 15th February 2021**

Location 1 Extend – Stannard Way towards Bures Road

 Extend – Stannard Way right hand bend heading to Pot Kiln Road

Location 2 New – Stannard Way/Pot Kiln Road – visibility when entering from Broom Street is compromised because of vehicles parked.

Location 3 New – Canhams Road/Shawlands Avenue - on both sides of the road from Farford Field and Cole Drive junction

Location 4 New – Kiln Drive/Cornerth Crescent (both junctions)

**As mentioned by County Councillor Peter Beer at the Full Council meeting on Monday 14th**

**February 2022, please see below proposed new locations for double yellow lines in Great**

**Cornard. These locations to be submitted in conjunction with an application by Sudbury**

**East & Waldingfield County Councillor Philip Faircloth-Mutton to minimise costs.**

Location 5 New – Kiln Drive (in addition to those already submitted under location 4 above)

Location 6 New - Head Lane

Location 7 New – Grace Farrant Way

**APPENDIX B**

**Report No. E14**

**Upgrade of Great Cornard Parish Council’s ageing Street Lamps with new LED lanterns**

Please see attached letter from SCC regarding the Street Lighting Maintenance and Energy Contract. (See Appendix A)

In response to the two main issues, please see the information below:

1) **Upgrade to LED lanterns**

The Parish Council has already taken up SCC’s offer for advice on implementing a programme to gradually replace the MBFU and Sodium lamps which are no longer available with LED lamps.

SCC have now submitted a Streetlighting Lantern Upgrade schedule for Phase 1 which is for 114 of the 204 columns owned by the Council at a cost of £111,338.55. The order of works has been prioritised using parameters such as G39 conflict/obsolete lamp types (MBFU)/working at height and insecure columns. (See Appendix B)

There will be additional costs for Traffic Management works at £708.50 per day and £1,579.50 for road closures of which there is only one. Further clarification on the number of columns which can be upgraded in one day will need to be sought so the total cost of any instructed works can be kept to a minimum.

The Parish Council currently has Earmarked Funds of £14,512.83 of which £507.83 has already been allocated to upgrade column no. 430 with a LED lantern. A further £20k was allocated in the FY22/23 Budget which means available Earmarked Funds from 1st April 2022 will be £34,005.00.

As an example of cost based on a phased approach, works on page one of the Schedule amount to £30,997.67. These works could be instructed in the next Financial Year depending on the additional cost of Traffic Management, leaving a buffer of £3k to cover the cost of lights which fail prior to the Council assembling further funds to instruct the remaining phase 1 works.

**2) Rising cost of Electricity and materials**

The invoice for this Financial Year has already been authorised for payment and was £1,331.00 less than the previous year and £38.83 over budget; however, as detailed in SCC’s attached correspondence, the cost of electricity Is expected to significantly rise in the next annual period.

As the market is so volatile at the moment, SCC have stated that they are currently unable to confirm the extent of these increases. However, I have summarised a comparison below based on this FY energy costs for three of the now obsolete lantern types compared to the energy cost of one of the few LED lanterns the Parish Council currently has installed.

Lantern Type:

MBFU 125 Average hours of Operation 4231

Maintenance Cost £20.34

 Electricity Cost £106.34

MBFU 80 Average hours of operation 4231

Maintenance Cost £20.34

 Electricity Cost £70.39

SON50 Average hours of operation 4231

Maintenance cost £20.34

 Electricity Cost £50.69

LED Average hours of Operation 4151

 Maintenance cost £19.04

 Electricity cost £15.42

As you can see the LED savings are significant and represent an average saving of approximately £48 per lantern (based on the total FY21-22 electricity cost) which equates to an annual saving of approximately £9,500. I would stress that this is only a very rough estimate and due to the current volatility of both the energy and materials market it would be difficult to guarantee these savings at the present time.

As detailed in SCC’s letter there are other measures which can be taken to mitigate these increases such as the dimming and/or part night lighting, which could also be considered by the Council in order to save costs.

At the Policy and Resources meeting on Monday 28th February 2022, it was highlighted that some Councils were taking out loans to replace ageing lanterns with new LED lanterns to save on long term energy costs and it was **AGREED** to add the matter to a future agenda for Members to discuss.