

**DRAFT** MINUTES OF THE VIRTUAL MEETING OF WOOLPIT PARISH COUNCIL  
HELD ON TUESDAY 16 MARCH 2021 AT 7.30 P.M.

**Present:** Mr Guyler (Chairman), Mr Wheatley, Mr Hardiman, Mrs Ewans, Mrs Moore, Dr Geake, Mr Howard, Mrs Jenkins and 9 members of the public.

It is noted that Mr Howard left the meeting at 9.00 p.m.

**1. Apologies for absence.** There were none

**2. Public comment** Concerns were expressed regarding the future Bury Road site of Hopkins Homes. The current properties in White Elm Road will be lower than the new houses on the Bury Road site opposite. Councillors thought that the green space between the old and the new properties will alleviate some of the concerns. A resident felt that the through road will be used at a race track, and is concerned about permeability of the ground and potential flooding in other areas of the village. Concern was also expressed about the lack of information on electricity charging points and the feasibility of the school since there is a considerable number of places available at the current school site. It was felt that the school could end up half for Woolpit and half for Elmswell children which is not desirable.

Mr Hardiman advised that the road works sign on Heath Rad has finally been removed.

**3. To receive declarations of interest.** There were none.

**4. Planning – to consider the following applications.**

Tea Cups Tea Rooms has applied for a pavement licence for two tables each with two seats outside the windows of the premises. Cllrs fully support this as there is no detriment to pedestrians, push chairs and wheelchairs as the path is 2.6m wide at this point.

**21/00731** Application for approval of reserved matters following grant of Outline Planning Permission 1155/17 dated: 17/05/17. Appearance, Landscaping, Layout and Scale for Erection of detached dwelling and garage, Green Farm, Green Road. The application was similar to a previous approved reserved matters application DC/20/01880 that Woolpit Parish Council had decided not to comment on. It was proposed and seconded to support the application. With a vote 4 for and 4 against the proposal the Chairman used his casting vote in favour to support the application.

**21/01132** Submission of details under Reserved Matters following Outline Approval DC/18/04247 dated 21/08/2021 Appearance, Landscaping, Layout and Scale for - Erection of up to 300 dwellings, construction of a new spine road, land for a new primary school, burial ground extension, village car park and associated infrastructure. Land Off Bury Road. Cllrs agreed to respond:

**Footways and Cycle Paths**

The existing footway along Bury Road from White Elm Road to Briar Hill is narrow and requires pedestrians to walk in the road when passing. It is dangerous and close to a hedge which frequently overgrows the path and prevents its use. The path is well used by White Elm Road residents, Business Park workers, Broadgrass Green Travellers Site residents and recreational walkers. The installation of the new roundabout at the Wrights Way junction will also add to the distance that people will have to walk into the village along this route.

A combined footway/cycle path to modern standards should be created between White Elm Road and Briar Hill as part of the development, to provide both existing users and the new residents a safe walk into the village centre and encourage such journeys by foot.

No direct access is provided from the development to the existing bus stops at the White Elm Road/Bury Road junction. To encourage bus usage and general walking, a footway/cycle path should leave the development at its SW corner to connect to the White Elm Road/Broomhill Lane/Bury Road crossroad. Improvements to the two bus stops should be provided.

A pedestrian/cycle link should be provided at the SE corner of the site next to the tennis courts at the point where site drawings refer to a 'possible' pedestrian link. Woolpit Parish Council wishes to see the cycle plan referred to on page 22 of the Planning and Design Statement and is disappointed that it is not available for comment.

### **Open Spaces**

Woolpit Parish Council would like the opportunity to consider taking on the management of open spaces and would welcome discussions on this.

### **School**

The design of the school should provide separate drop-off and pick-up points using a one way traffic system through the school site.

### **Burial Ground**

It is important that there is good access to the burial ground via the tennis court car park area so that burial parties can move from the church on foot. Vehicular access via Hay Barn Meadow is still required, however. An access, suitable to allow a walking cortège and bier to enter the future burial ground, should be provided next to the tennis courts.

Woolpit Parish Council would welcome discussions with the developer about this.

### **Public car park**

Woolpit Parish Council would prefer to see this area as green space and the funds for this transferred to surfacing the car park by the tennis courts. This would provide much needed parking in an area nearer the village centre.

### **Layout and Design**

The crescent area of two storey houses at the main site entrance by the Bury Road roundabout has an urban look and is not suitable for this important location. The proposed houses bear no relationship to the existing properties on the opposite side of the road or to the village as a whole. Designs should be selected which are more fitting for a rural location and a heritage village.

As many of the flats may be used by older residents wishing to downsize, lifts should be provided for all first floor and above flats.

Houses need to be designed with home working in mind.

The flats are to be located near to the school and the play area. People living in the flats are less likely to have children so would not value the closeness and may be irritated by the noise. Woolpit PC considers the flats would be better suited to the NE corner of the site for easy commuting.

Mid Suffolk Disability Forum make important points which should be followed about access to homes by disabled people.

### **Energy Efficiency**

The orientation of properties should be arranged so that maximum solar thermal water heating and PV benefit can be obtained from panels fitted both at construction time and by purchasers in the future. There is potential for the installation of far more PV by the developer. Greater use of heat recovery systems should be incorporated in the properties.

Additional public EV charging points are required for use by the affordable homes and those properties that do not have on-plot parking.

### **Street lighting**

A detailed plan has not been provided and needs to be considered before any permission is granted.

### **Sports Facilities**

Discussions should take place between Hopkins Homes, MSDC Planning, Woolpit Parish Council, Woolpit Recreation Ground Charity, Woolpit Cricket Club and Woolpit Tennis Club about community use of land on the development site where it adjoins the sports field.

**Road Names**

Plans and documents should be amended to refer to the correct names of existing roads. From Briar Hill to White Elm Road the road is 'Bury Road', not 'The Street'. The Street runs from Briar Hill to the centre of the village. There is no 'Bury Lane' in Woolpit.

Cllrs discussed the difficulty of navigating all the drawings and documents on the MSDC portal and feel these can be grouped in a better way. District Cllrs Geake and Mansel will raise this with MSDC Planning Department.

Mr Guyler advised that an emergency issue has arisen which needs to be dealt with. A manhole cover on the Village Hall car park has been broken by a vehicle driving over it. It had previously been broken and replaced with a plastic cover. Woolpit Village Hall Committee does not believe it is their responsibility but that of Woolpit Recreation Ground Charity as the lessee of the land.

Due to the urgency to alleviate the danger this poses, Cllrs approved that the Parish Council would arrange replacement of a metal cover of sufficient strength and pay for the work up to a maximum of £200.00.

**5. Date and time of the next virtual full Parish Council meeting – Monday 29 March 2021 at 7.30 p.m.** Noted.

The meeting closed at 9.42 p.m.

Signed.....

Dated.....