

BARKING PARISH COUNCIL

MINUTES of the Meeting held at Barking Village Hall Annexe at 7.30pm
on Monday 14th August 2017

PRESENT:

Cllr A Smith - Chair
Cllr S Butler *Vice -Chair*
Cllr M Bailey
Cllr A Ross
Cllr R Fellowes

IN ATTENDANCE:

Mrs R J Cochrane *Clerk*
1 member of the public

ABSENT:

Cllr M Smith

BPC101/17 PUBLIC FORUM

There was one member of the public present.

BPC0102/17 TO RECEIVE APOLOGIES

No apologies had been received

BPC103/17 DECLARATION OF INTERESTS

No declarations of interest were received.

BPC 104/17 APPLICATIONS FOR DISPENSATION

None had been received.

BPC105/17 PLANNING

i) **DC/17/03564 - Land on the Southern Side of Barking Road - Decision** – It was proposed and resolved to SUPPORT this application for the following reasons:

- This proposed development is once again a clear departure from the Local Plan as set out in the Local Development Framework. Barking is designated to be ‘Countryside’ with very little infrastructure. One bus route to Ipswich 3 times a day (at the opposite end of the village), no shop, no school and a Public House that is currently closed (since January 2017).
- Taking into account recent appeal decisions, the Parish Council urges that if any development at all is to be granted at this site, it must be appropriate and sympathetic to the rural nature of the Village. The Parish Plan (2011) clearly demonstrates the need for bungalows for the aging population and for more affordable homes. 3 Affordable Homes were delivered in 2016 by MSDC. Any development needs to provide diversity of accommodation which has a ‘softer’ impact on the visual appearance of the village.
- Barking is a linear rural village, which is in danger of becoming urbanised. There is concern that the current open rural views which are distinctive to the Parish of Barking are under threat, however, it is felt that this proposed development of 5 single storey dwellings will not have a great negative impact on the visual appearance of the village of Barking, especially if a service road is provided to the front of the dwellings to facilitate delivery vehicles etc.
- The proposed single access for 5 dwellings on a busy hill does however cause concern. There needs to be sufficient turning space to avoid the need for delivery vehicles etc to

reverse out onto B1078. This issue will of course be considered by SCC Highways in its response.

- For the reasons stated here, Barking Parish Council considers that this proposed development supports the Parish Plan in providing much needed single storey accommodation and is considered to be appropriate both in size /scale and design. The Parish Plan and the Village Design Statement (both of which are held by Mid Suffolk District Council), should be referred to and taken into consideration in all proposed developments within the Parish.
- Barking Parish Council SUPPORTS to this application for outline planning permission, however the design of the dwellings, and the single access need to be carefully thought out. Retention of the current hedgerow would be important to retain the rural appearance of the Village.

Clerk to respond to MSDC Planning within the deadline.

Clerk

The member of the public was invited to speak at this point.

It was suggested this is a more polished application, with reference to the two Listed Buildings opposite the proposed site. The main concern is the access which is next to her house. Oil delivery vehicles and other delivery vans would not have sufficient room to turn without reversing onto the road/ top of the hill on a busy main road. There could be 20 + vehicles using that single access daily at a point where there is also a very well used public footpath/Right of Way.

ii) 4933/16 - Land to the North of 1 Tye Green. It was reported that this is the second time this application has appeared before the Parish Council, having been re-submitted with slight amendments to the Planning Statement. **Decision** – It was proposed and unanimously resolved to once again OBJECT to this application for the following reasons:

- This proposed development is a clear departure from the Local Plan as set out in the Local Development Framework. Barking is designated to be ‘Countryside’ with very little infrastructure to support a development of this size. One bus route to Ipswich 3 times a day (at the opposite end of the village), no shop, no school and a Public House that is currently closed (since January 2017).
- This development is totally inappropriate both in size and design.
- The current open rural views which are distinctive to the Parish of Barking would be lost and whereas it is accepted that there is no right to a view, it is felt that this proposed development will have a negative impact on the visual appearance of the village of Barking, especially bearing in mind the proximity of the two Listed Buildings opposite – The Old School House and Rectory Farm. Barking is a linear rural village, which is in danger of becoming urbanised. The Parish Plan and the Village Design Statement (both of which are held by Mid Suffolk District Council), should be referred to and taken into consideration in all proposed developments within the Parish.
- The Public Footpath which would pass through Plot 1, would be affected. The Parish Council is very concerned about the impact on the safety of walkers on this very well used public footpath, which is also very near to the proposed access from/to the highway.
- The single access is totally inappropriate as commented on by SCC Highways, as it does not allow for delivery vehicles to safely manoeuvre to avoid reversing onto the B1078 at a brow of a hill on a very busy road, or for several vehicles to be stationary on the highway waiting to turn into the access road to the development.
- Taking into account recent appeal decisions, the Parish Council urges that if any development at all is to be granted at this site, it must be more appropriate and sympathetic to the rural nature of the Village. The Parish Plan (2011) clearly

demonstrates the need for bungalows for the aging population and for more affordable homes. 3 Affordable Homes were delivered in 2016 by MSDC. Any development needs to be less dense than the current proposal, with greater diversity of accommodation which has a 'softer' impact on the visual appearance of the village.

- Any development must meet the needs of the Parish as set out in the Parish Plan (2011).
- Any developer also needs to be aware of the need to secure permission (by way of a formal Deed of Easement) from the landowner for vehicular access to the site, and of the complexity and possible difficulty in providing a footpath over the common land, as required by SCC Highways.
- The Parish Council is also very disappointed that no concession at all has been made by the developer to meet the needs of the Parish, especially following the comments previously made by Barking Parish Council regarding the inappropriateness both in scale and design of this proposed development.

Clerk to respond to MSDC within the deadline.

Clerk

iii) **3506/16 Barking Road** – It was reported that the Planning Referrals Committee Meeting took place on 26th July at 2.30pm. Cllr Butler was in attendance together with the Clerk, Cllr Fellowes and several Barking residents. The application was refused as it was agreed the scheme was 'ill thought out', with only one access onto the Barking Road. Flood risk was also a key factor. However it is likely that Hopkins Homes will appeal for bring forward a revised scheme.

BPC106/17 MATTERS TO BE BROUGHT TO THE ATTENTION OF THE COUNCIL

i) Breach of Barking Tye Bye Laws

It was reported that there is a continued breach of the Bye Laws adjacent to High View Cottage. The Clerk had written to the occupant requesting that a motor vehicle be removed from the Tye, where it has been parked, with no road tax, MOT or insurance for several months. No response has been received and the request has not been complied with. **Decision** - It was proposed and resolved to issue a reminder letter and to pass the matter to Mid Suffolk District Council to enforce the Bye Laws. If necessary, Suffolk Police are to be contacted regarding the situation of a motor vehicle being on public land (owned by the Parish Council) with no insurance.

Clerk to action immediately.

Clerk

BPC107/17 DATE OF NEXT MEETING

Date of next scheduled meeting will be Thursday 21st September 2017 to be held at Barking Village Hall at 7.30pm.

Meeting closed at 8.30pm

Chairman Date