

RISBY PARISH COUNCIL**Minutes of the planning meeting held on Thursday 17th December 2020**

Councillors present: Derrick Abrey (Chairman), Ian Turner (Vice-chairman), Simon Gray, Steve Smith, Chris Sutton and John Fairlie.

Also present Joanne Kirk (Clerk) and 15 members of the public.

The following issues were raised during the Open Forum:

- West Suffolk Council's Issues and Options consultation on future housing growth in West Suffolk
- Planning application DC/20/1820/OUT

1. Acceptance of apologies for absence

No apologies were received.

2. Declaration of Interests in any items on the agenda and dispensation requests

Simon Gray declared an interest in DC/20/1820/OUT as he knows the applicant. No dispensation requests were made.

3. Planning

a) DC/20/1820/OUT - Land adjacent to Kilrush - Outline planning application - one detached dwelling

It was resolved that the Parish Council would object to this application as there is insufficient detail to enable them to make an informed decision. Without the elevation plans it is impossible to understand the impact of the proposal on Gage Cottage which is a Grade 2 listed building.

Specific reasons for this objection are:

- The proximity of the proposed site to Gage cottage.
- No demonstration of a visibility splay is provided as mentioned by Suffolk County Council Highways.
- The proposal includes a cellar however no utility survey has been provided with regard to power and drainage.
- The proposal does not preserve and enhance the setting of, or views into and out of a Conservation Area. This site is next to the boundary of the Conservation Area and would therefore impact on views out of it (DM2c)
- Building a property between Kilrush and Gage Cottage will result in the loss of a garden which creates a feeling of space and separation between the two properties (DM2d)
- The proposal will affect the residential amenity of Gage Cottage by reason of overlooking and overshadowing (DM2/Gv)
- DM15 - As stated by the Conservation Officer, the proposal has the potential to affect the setting of Gage Cottage which is a Grade II listed building. No heritage assessment has been provided.
- This proposal will not preserve or enhance views into and out of the Conservation Area. (DM17a)

b) DC/20/1994/HH - 30 Woodland Close, Risby – a. front porch b. part two storey side extension part first floor side extension

It was resolved that no objections would be made to this application.

4. To decide the Parish Council's response to West Suffolk Council's Issues and Options consultation on future housing growth in West Suffolk.

It was resolved that the Parish Council would submit the following response

- Based on the matrixes of services in Risby, the categorisation of Risby as a type A village is correct as it has a school, pub, preschool and village hall.
- For a site to be allocated it has to be achievable and there are numerous constraints in Risby to limit development. The bus service is inadequate. The existing sewerage and drainage infrastructure is inadequate and struggles to cope with current housing in Risby. The village is served by a 4" drainage pipe which cannot cope at times of heavy rain as demonstrated by the recent flooding in Lower Green. Access to the village in several directions is via narrow lanes. The existing electricity infrastructure will not support additional housing without an upgrade, particularly with the move towards electric cars with a requirement for electric charging points by 2030 and more sustainable heating sources such as heat source pumps.

- There is a need for smaller social/affordable housing in Risby as opposed to more executive homes. For the village to remain vibrant it needs a mix of tenure and types of housing.
- Risby Parish Council cannot say what a suitable number of houses might be over the timescale of the Local Plan (until 2050) due to existing constraints, however any decisions on the type of housing should be community led not developer led to reflect local need. Rural Exception Sites are difficult to bring forward due to the high value of land.
- With more people working from home as a result of the Coronavirus pandemic and the likelihood that this will impact on future working patterns, provision of shared office spaces (used on a drop in basis) should be encouraged. This would provide a hot desk and meeting facility for the increasing numbers who are working from home and enable increased social interaction.
- Safer footpath/cycleways from villages should be a priority as this would reduce reliance on cars and contribute towards Net Zero targets.
- Risby Parish Council recognises the Importance of preserving the rural landscape so that residents can access countryside and open spaces which contributes to their health and sense of well-being.
- Affordable housing policies should be retained. Communities should have a say over tenure depending upon identified needs.
- Developments should demonstrate a biodiversity net gain in line with Natural England recommendations. Risby is doing this retrospectively with its wildlife project and schemes like this should be encouraged.
- Risby Parish Council supports Option 4 for preferred housing growth provided that growth is proportionate to settlement size.

There being no further business the meeting closed at 8.27pm.

Signed (Chairman) Dated