

**RISBY PARISH COUNCIL****Minutes of the planning meeting held on Thursday 4<sup>th</sup> April 2024.**

**Councillors present: Derrick Abrey (Chairman), Ian Turner (Vice -Chairman), Simon Gray, Chris Sutton, Ben Ramsay and Steve Smith.**

**Also present: Joanne Kirk (Clerk), District Councillor Susan Glossop and 38 members of the public.**

**1. Acceptance of apologies for absence.**

Parish Councillor John Fairlie sent his apologies and the reason for absence accepted.

**2. Declaration of Interest in items on the agenda and dispensation requests.**

No councillors declared an interest in any items on the agenda and no dispensation requests were received.

**3. Public session.**

The following issues were raised:

**a) Planning application DC/24/0657/FUL.**

Susan Glossop explained that any application that comes in has to be considered by West Suffolk Council, even if it is on land not allocated for development. She stressed the importance of residents submitting individual responses and attending the Development Control Committee meeting and making representations. This application is likely to go to Committee in June.

The following comments were made:

- A section 106 agreement restricting vehicles from turning left out of the site should be part of the planning consent. It is much easier to follow up on any transgressions if one is in place. Susan Glossop said that Suffolk County Council is discussing this at the moment.
- Since the public meeting, the applicant has not responded satisfactorily to concerns raised at the meeting. The resident has spoken to three separate noise consultants and the Parish Clerk in Thurston. He has also spoken to the lawyer they used.

This application fails the requirements of DM5. The units on the other side of the A14 are designated for B8 usage (storage and distribution), whereas this application is for B2 usage (general industrial).

Noise - West Suffolk Council said there should be no incremental noise above the existing background noise yet the applicant wants to be allowed +5 decibels. West Suffolk Council should request a sound report to include noise levels at the weekend and at quieter times of the day. The applicant's noise consultant only carried out a 24 hour survey.

One of the independent consultants the resident spoke to said that he would expect the noise level from any development to be 10-15% below the ambient noise level.

The site in Somerset is within an industrial area 2.7km from the nearest residential area, compared to 60m from the nearest dwelling in Risby.

The biggest concern is one-off noises (impulsivity), for example something being dropped, which has not been considered in the noise survey carried out by the noise consultant. The applicant did not want impulsivity to be included in the report. The correction factor should be 14 decibels, not the 5 decibels suggested by the applicant taking into account factors like impulsivity.

A question was asked about the lorry park application. Susan Glossop explained that this application had already been approved.

Can parish councils appeal? There is no appeal process for parish councils.

Should residents have been consulted? West Suffolk Council only consults immediate neighbours.

Has Risby Parish Council thought about joining forces with the Saxhams to employ an environmental consultant?

One thing that hasn't been considered is the impact on Risby when the A14 is closed and potential physical damage to older buildings in Risby.

If this happens, West Suffolk Council will be responsible for a long standing ‘open sore’ for many years to come.

One person asked about a judicial review. The total cost would be £40,000, but the Parish Council contribution would be capped at £10,000. Risby Parish Council explained that it does not have enough funds to cover the cost.

Susan Glossop said that the application for the lorry park includes a diesel filling station.

Has Highways considered whether the flyover will be able to sustain such a large increase in lorries. Cllr Glossop said that would be a question for Suffolk County Council Highways.

**4. To discuss any planning issues.**

**a) Amendments to DC/23/0657/FUL.**

It was resolved that Risby Parish Council would object to this application as it does not conform with two of West Suffolk Council’s planning policies DM 5 and DM2 and that the clerk would submit a response based on the comments discussed at the meeting and from Cllr John Fairlie who was unable to attend the meeting.

***DM5:** Proposals for economic growth and expansion of all types of business and enterprise that recognises the intrinsic character and beauty of the countryside will be permitted where:*

- *it will not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a);*
- *there will be no significant detrimental impact on the historic environment, character and visual amenity of the landscape or nature conservation and biodiversity interests; and*
- *there will be no significant adverse impact on the local highway network.*

The Planning Statement confirms that the site is on Grade 3a land (Best and Most Versatile (BMV)). These are permanent works and therefore will result in the irreversible loss of BMV land.

There will be a significant detrimental impact on the character and visual amenity of the landscape which will take 15 years to mitigate. The development will be visible from locations around Risby. The Acoustic Fence, building roofline, and bund will be highly visible.

**DM 2**

This application does not conform with planning policy DM 2 which states that ‘*taking mitigation measures into account, proposals for all development should not affect adversely the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution) or volume or type of vehicular activity generated.*’ In addition to the devastating visual impact of the proposed site and the unreasonable amount of vehicular activity that will be generated, particularly when the additional lorry movements of 100 HGVs a day using the truck stop is taken into account, the noise impact will have a detrimental impact on the residents of Risby.

**5. Any other business for noting or including on the agenda of the Annual Meeting of the Parish Council on Thursday 2<sup>nd</sup> May 2024 at 7pm or the Annual Parish Meeting at 8pm.**

**a) DC/24/0354/HH - 1 Orchard Cottages Welham Lane Risby - a. detached cart lodge b. single storey side extension (following demolition of existing outbuilding).**

Cllr Derrick Abrey had visited the site and did not feel the cart lodge caused any obstruction to Welham Lane. No other councillors had any concerns about this application.

**b) Repairs to the war memorial.**

This item will be added to the next agenda.

**There being no further business the meeting closed at 8.20pm.**

Signed ..... (Chairman) Dated .....