

MINUTES OF A MEETING OF PETTISTREE PARISH COUNCIL HELD ON 20th MARCH 2012 IN THE VILLAGE HALL AT 7.30 PM

Councillors present: Mr J Hallett (Chair), Mrs M Stollery (Vice Chair), Mrs E Boardley,
Mrs M Chilvers, Mr Terry Rowles, Mr Mike Watts.

In attendance: Mr C Mann – Parish Clerk
M Bond – Suffolk Coastal District and County Councillor
J Bidwell – Suffolk Coastal District Councillor
19 Pettistree residents

1.0 Public Forum

- 1.1 The meeting opened in Public Forum and the Chair welcomed all those present and introduced the Pettistree Councillors, Parish Clerk and Councillors Bond and Bidwell. Apologies were received from Pettistree Councillor Hayward, Richard Hayward (owner of the land in question) and 6 Pettistree residents (who had indicated they were against the plan as it currently stood) The Chair used a chalk board to draw a basic map showing the location of the proposed development and recommended the Pettistree Millennium booklet as the best way to see the extent of Pettistree Parish. He would use the board as an aide memoir for comments and issues raised during the meeting.
- 1.1a The development is proposed for a 3 hectare or approximately 7.4 acre site known as Featherbroom Gardens in Wickham Market which borders Pettistree Parish with the latest information indicating 76 homes, to include bungalows, to eventually be built, this is considered medium density for a site this size. One third is proposed for affordable housing. On 7th December 2011 dpp ltd, on behalf of Hopkins Homes, gave a presentation to Pettistree Parish Council and they showed a drawing with the natural screening built on the Pettistree side of the boundary which was rejected by Councillors. It was said up to 95 homes could be built with one access road, reduced speed limit and an upgrade to drainage. A planning application was likely in June 2012. The developers had also spoken with residents whose properties are adjacent to Featherbroom Gardens. Any information on what talks, if any, had taken place with Wickham Market Councillors was sketchy.
- 1.1b Richard Hayward, the owner of the land in question was not in attendance but had written to the Chair with his comments. He said his being at the meeting may stifle discussion. This land has always had the potential for development if deemed appropriate for Wickham Market to expand and this was indeed discussed 20 years ago. A few months ago Hopkins Homes had approached him about the land and he has sold them an option to purchase. He chose Hopkins Homes as they are a local and family owned developer who work with residents and are sympathetic to their surrounding environment. Whilst Hopkins does have to have Mr Hayward's approval on some matters the main questions should be directed to Hopkins. Mr Hayward appreciates that proposals such as these are bound to cause concern but he hopes Hopkins will work with all concerned to provide answers and solutions.
- 1.1c Councillor Stollery had attended another presentation by dpp ltd and on this updated version of the plan the screening was not on Pettistree land.
- 1.1d Other comments made from residents at the meeting. How many homes are already empty and available in the area, the Co-op is building 6 houses and four flats across the road from the site and various other smaller developments are on the cards? This site is not shown on the 2008/9 plan as it was deemed unsuitable due to access, but it appeared in 2010? Suffolk Coastal Council promotes tourism so this will go against it? What other plans are being made for the sites to the North and West of Featherbroom Gardens? Has the Council considered brownfield sites? Despite what the developers say the viability of one third being affordable homes was questioned. Would the area be a building site for years to come? This could be the thin edge of the wedge with the new planning rules soon to be upon us? Development outside physical limits should be 100% affordable housing. Has the

need for this development been clearly identified? Can the Sewage works cope? How will the surface water culvert under the road be managed? How will the severe drop in levels be managed for the road access to the B1438?

- 1.1e Concerns were also raised over the fact that it is a Greenfield site, the loss of open fields, increased congestion, light pollution, the added pressure on local services, its proximity to the Pettistree Conservation area and the future of the Skylarks which occupy the site.
- 1.1f Councillor Bond said that the land was on the SLAR (Potential) but this does not mean building is agreed just that there is potential. He said that demand for homes had been constant and he would like to keep Suffolk as it is. A developer is generally trying to make money, not providing the community with the homes it needs. He suggested starting official formal dialogue with the District Council which would ensure a two way flow of information with the Parish Councils views getting a hearing early. Keep in talks with the developer and get to know their plans. The possibility of 2000 homes being built on the BT site at Adastral Park will provide competition. What are the views of the Suffolk Preservation Society and Suffolk Wildlife who may assist in any objection if there are environmental issues? Wickham Market Council has had no meetings on this matter, so the official view is not known. It would be appropriate to find out and work in tandem with them or any objection loses weight. Councillor Bond asked directly the question as to the consensus of opinion on this development from those at the meeting and there was an overwhelming majority against the plan.
- 1.2 The conclusion drawn by the Council was that the plan is ill conceived and a dialogue and views between all parties' concerned, not just official bodies should be gained so that a joined up strategy could be worked out in advance of the planning application.
- 1.3 The Chair thanked everyone for attending and for the forthright views given. He and the Parish Council would take on board all the comments made and work hard to get these views heard at every level.

The Public Forum and Parish Council Meeting closed at 8.45 p.m.

Dates for future meetings:

15th May 2012	Parish Council AGM in the Village Hall	7.30 pm
15th May 2012	Parish Council Meeting in the Village Hall (Apologies from Cllr Boardley)	7.45 pm
22nd May 2012	Annual Parish Meeting in the Village Hall	8.00 pm
17th July 2012	Parish Council Meeting in the Parish Room	7.30 pm

Signed: Dated: