

SCOLE PARISH COUNCIL

MINUTES of the virtual Extraordinary Parish Council meeting held on Monday 8 March 2021 at 7.00 pm via Zoom

Councillors Present: Cllr G Moore (Chair), Cllr C Blakesley, Cllr C Brooks, , Cllr R Buckenham, Cllr P Jones, Cllr L Trevail and Cllr J Ward

In attendance: Sara Campbell (Clerk) and 8 members of the public.

For the benefit of the public attending the meeting, all votes taken were by both a show of hands and a verbal response from each individual councillor.

1. To consider accepting apologies for absence:

The Council accepted apologies from Cllr Lady Mann.

2. To receive declarations of interest and requests for dispensations for disclosable pecuniary interests or other interests:

Cllr Blakesley has added a neutral comment on the Mid-Suffolk District Council's website.

Cllr Brooks has added an objection comment on the Mid-Suffolk District Council's website.

3. To receive questions or comments from the parishioners:

Members of the public commented on the application:

1 member supported the application and commented that it is ideally situated at the A140/A143 roundabout, there are no rest areas nearby. The south bank Pocket Park carpark will be better lit which will discourage the inappropriate behaviour. Does not feel either outlet will affect the village store. Understands concerns regarding the flooding it will be up to the planners to resolve this.

1 member raised that the developer's website makes reference to a 20,000 square foot supermarket, this will effect the village store and local economy. The development will affect the environment and a lot of remedial work will need to be undertaken to protect the river.

1 member raised concerns regarding the ingress/egress it is very dangerously positioned.

1 member confirmed Highways Report stated 300 vehicle movements per day.

4. PLANNING

4.1. To Comment on and Approve/Refuse any Current planning applications:

DC/21/01101

Location: Land At A140/A143 Junction , Bridge Road, Scole By-Pass, Stuston IP21 4AL

Proposal: Planning Application. Erection of 2no mixed class E/Sui Generis (cafe/restaurant/hot food takeaway drive through) units with associated works including access, car parking, landscaping, and installation of advertisements.

Comment:

GENERAL COMMENTS:

- An insufficient notice period has been given by site display and/or adjoining owners in breach of Town & Country Planning (Development Management Procedure) (England) Order 2015 as amended.
- BP/McDonald's does not set a precedent as site is different –
 - not on a Flood Zone
 - access/exit is purpose designed
 - It is not next to the Pocket Park
 - It was not on (or as close to) the site of a roman settlement
 - It is likely to be under litigation from the neighbours re: light pollution
- The ingress/Egress off the A143 sits on land owned by Scole Parish Council. The legal right of vehicular traffic to utilise this to access the development is yet to be ascertained.

COMPLIANCE WITH PLANNING POLICIES:

National Planning Policy Framework NPPF

- Para 85-87 "Town centres should be considered first" – This is stated as a greenfield site well outside of the nearest Town, Diss.
- Paras 184-202 "avoid damage to archaeological/heritage assets" – Surely full survey required as Roman settlement close to/on site

Mid Suffolk Core Strategy - Policy CS4 - avoid flood risk areas & preferably develop elsewhere.

Mid Suffolk Local Plan - Policy CS5 - To protect, manage and enhance Mid Suffolk's biodiversity and geodiversity

Comment: The area is Flood Zone 3. Land Registry give site a High Risk of Flooding at >3.3%. Scole Parish Council know the site has flooded 3 times in 52 years increasing the Flood Risk to >5.8% (see photographs)

Government figures (DECC) predict 30% more rain and more severe events

This area recently flooded (December 2020) to a depth of at least 450mm and the conservative estimate of the volume of water held on this flood zone calculates to 10,000 cubic metres equating to 10,000 tonnes, if this water flows directly into the River Waveney this will cause major problems locally and in other towns and villages along the Waveney Valley.

Lord Dannatt Chair of Norfolk's flooding taskforce is currently aiming to

strengthen Norfolk's resilience to flooding, Appendix 1 is a report submitted by Scole Parish Council.

Applicant states site will be "floodable" thus maintaining flood plain – what impact will this have on pollution when flooded?

It is difficult to see how this development could possibly protect, manage and enhance Mid Suffolk's biodiversity and geodiversity

Planning Application DC/20/05915 Erection of a farm shop, cafe and ancillary uses, with a new access from the B1118. | Land North Of The B1118 Brome And Oakley Suffolk will exacerbate the issues regarding flood water.

Mid Suffolk Local Plan - Policy CL8 - development will be refused if it will alter local wildlife habitats;

Comment: Additional lighting will affect the wildlife habitats. The Scole Nature Trails Trust have completed bat surveys for the past 3 years. Since the BP development the surveys have shown a 60% decline in the number of feeding sorties flown. Two extremely rare species have disappeared altogether. Surveys attached.

It is essential to protect the river mammal habitat in particular water voles, therefore, at least a 100 m exclusion zone would be necessary.

Mid Suffolk Local Plan - Policy CL22 – Advertisements (cumulative) should not detract from the local countryside;

Comment: Scole Parish Council does not support the use of Totems consistent with the Council's recent objection on application DC/21/00228

Mid Suffolk Local Plan - Policy T10 – Highway matters. Safe ingress/egress, using existing roads as access safety, capacity.

Comment: The ingress/egress joining the A143 is on land owned by Scole Parish Council, no permission to use this has been sought.

Bridge Road is a Public Bridleway Stus 9 & Oak12 and is used for this purpose, Section 34(1) of the Road Traffic Act 1988 (RTA 1988) provides that anyone driving a mechanically propelled vehicle, for example a motor car, on a road that is a footpath, bridleway or restricted byway is guilty of an offence. The plan anticipates 780 motorised vehicle movements per day and additional HGV vehicles for deliveries.

The traffic on this stretch of the A143 accelerates from the roundabout, and at the point of the proposed entrance the road is very straight and fast. Traffic turning right out of the site and traffic turning right into the site would have to cross fast oncoming traffic, which will be a major risk to all road users. In addition to the serious concerns about road safety, Scole Parish Council believes vehicles will choose to cut through the village of Scole using Bungay Road to avoid turning right in and out of the proposed site. Bungay Road is already used as a cut through and

this is evidenced by data from the SAM2 machine. The council are aware of a recent fatality at the junction of Bungay Road/A143 and numerous accidents at the Thorpe Abbotts junction and by Billingford Horseshoes.

At peak times westbound traffic backs up on A143 past the proposed site entrance.

Clr Brooks proposed that the Council OBJECT to the application for the reasons outlined, Cllr Trevail seconded, Councillors voted, 6 agreed to objection and 1 against objection.

5. **The next parish council meeting will be held on Monday, 22 March 2021 at 7.00 pm.**

DRAFT