

Draft until signed

# WETHERDEN PARISH COUNCIL

## Minutes of the Parish Council Extraordinary meeting held on 10 September 2018 in the village hall

- Present: Cllrs Chris Harcourt, Duncan Perry, Paul Sutton  
Jen Larnar – Clerk, District Cllr Rachel Eburne  
Thirteen members of the public
- 2018/60 **Apologies for absence** – Cllrs Stephanie Hensley, John Bushell
- 2018/61 **Declarations of interest** – none
- 2018/62 **Minutes of Parish Council meeting** – the Parish Council meeting minutes of 16 July 2018 were signed as a true record.
- 2018/63 **Public participation** – comments were taken from members of the public regarding the three planning applications on the agenda.  
DC/18/03592 Haughley Park – James Bailey (development company) spoke on behalf of Robert Williams regarding this planning application and talked about the alternative plan being proposed – the Haughley Park Master Plan, which is to demolish the former factory, return the brownfield site to a green and erect some houses (number unknown). It was suggested that employment opportunities could be transferred to a more suitable location, such as the Woolpit Industrial estate. It was noted that Amber Real Estates own the land that the factory is on, and that their planning application is for outline planning permission only, so no details at this stage. Cllr Rachel Eburne informed the meeting that Mid Suffolk District Council now has a 6 year land supply plan, so district council housing policies apply, one of which says that any building in the countryside (as Haughley Park is) is only approved if it is an exception, and is shown to be sustainable. It was noted that there is only one access road to Haughley Park and that there are insufficient facilities locally to support the application.
- SCC/0080/18 variation of conditions at Lawn Farm Quarry – it was noted that the reason for this application is to reconfigure bund arrangements to recommence recycling operation options, and installation of a wedge pit. The question was asked about whether this would increase traffic movements.
- Application for substantial variation to environmental permit, Aggmax – this is an application to cover the use of cement in a concrete batching plant. It was felt that agreeing to the variation of conditions/reconfiguring of bund arrangements allows space for this one. It was noted that significant improvements have been made on the site since it was opened (eg concreting many of the roadways) but that there is still a blatant abuse of the conditions imposed (eg lorries going out before hours of operation commence). Concern was expressed about inevitable increased traffic flow, lack of use of the wheelwash for each journey, and the hours of maintenance which must be included in the hours of operation.
- 2018/64 **Planning application DC/18/03592 – Haughley Park.** After discussion, it was agreed to object to this application on the grounds of traffic, lack of facilities, heritage issues and lack of sustainability. The clerk will draft this objection and submit it.
- 2018/65 **Planning application SCC/0080/18 – variation of conditions/ reconfiguration of bunds at Lawn Farm Quarry.** After discussion, it was agreed that we have to accept that Lawn Farm Quarry is here to stay, but that we can continue to insist that conditions are met. These include hours of work to include maintenance, strict monitoring of noise, pollution (including dust) and

light. The recommendations were made that the bunds need to remain high, but overtopping them with hedges would reduce the dust; that the batching plant is sited away from public roads and footpaths, and sprays incorporated to reduce dust in dry weather; that the hosing down/scraping of all concrete roads be carried out regularly to remove build up of rubbish; that the roadsweeper be used frequently. It was felt that if, by moving the arrangement of bunds, this will improve the business model, then the profit generated by such a move can be invested back into the business and environmental improvements. The clerk will respond to the application with these points.

**2018/66**

**Planning application for substantial variation to environmental permit, Aggmax** – this application is to vary the permit to cover the use of cement in the concrete batching plant. It was agreed that we want assurances that the batching plant will be enclosed, and that it won't affect the environment, having received frequent and vociferous complaints regarding noise and dust pollution. The mitigation measures listed as possible in the planning document **MUST** be incorporated. It was agreed that all the comments listed in 2018/65 are also relevant and will be included in the response. The clerk will draft a response based on these comments.

**2018/67**

**Transfer of land from parish council ownership at Grange Farm barn** – correspondence has been received from the vendors of Grange Farm barns. As part of the pre-completion searches carried out by the solicitor acting for the buyer it transpired that a very small strip of land that is incorporated within Grange Farm's physical boundaries is registered in the name of the Parish Council. The boundaries drawn by the land registry/ordnance survey are somewhat arbitrary (and different), where a line is drawn between two points on a map and not actually physically measured at the location. Bearing in mind that a Deed of Grant was drawn up in 2016 for a right of way over neighbouring land that remains within the ownership of the Parish Council, it was agreed that the strip of land in question would be transferred for no consideration. A deed of transfer was signed by two councillors, witnessed by the Clerk, and will be sent to the solicitors.

Next meeting Monday 17 September.

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