**MINUTES OF ALDERTON PARISH COUNCIL**

**PLANNING MEETING**

Held in Alderton Village Hall on Monday 15 August 2016 at 7p.m.

 **Present:** Christopher Langley (CL) Chair**,** Nicholas Rose (NR), Robin Gilbert (RG), Bill Vaudrey (BV),

 Alex Mann (AM), Ruth Clark (RC)

 **In attendance**: Joy Andrews (Clerk)

 **Members of public**: 8 members of the public, Mr. Malcolm Hodd (developer) and his architect

1. **Welcome:** -The chairman welcomed everyone to the meeting.
2. **Apologies for absence**:- Diana Loughlin, Darren King, Will Palmer
3. **Councillor’s declaration of interest:-** None
4. **Report on Fete held on Saturday 6 August 2016** – RC stated that all went well on the day and we were once again lucky to have good weather. Positive feedback has been received. The clerk stated that takings after expenses amounted to £2340.84 (breakdown attached). CL proposed a vote of thanks to RC and DL stating that the fete would not have taken place without their hard work, this was agreed by all councillors.
5. **DC/16/2967/FUL** – Erection of single storey timber clad garden room at The Batch, 33 Hollesley Road – there were no objections, clerk to notify SCDC
6. **DC/16/3105/FUL** – Proposed alterations and extension to 4 Red Rose Close – there were no objections, clerk to notify SCDC.
7. **DC/16/2883/OUT** – Erection of a maximum of 10 dwellings on land adjacent to 45 & 50 Watson Way. The chairman invited each councillor present to voice their opinion on these outline plans:

NR stated that the Parish Council had previously discussed sites in the village and this is one which had been agreed would be suitable for development . There is, however a serious question re. the approach road and there should also be access left through to Beach Lane.

RG felt that Watson Way is very narrow and the fact that many current residents cars are parked in the road would be a real problem for lorries etc. to access the site during construction.

RC agreed with previous comments and felt there would be a need for a 20mph speed limit in Watson Way as the extra traffic would cause serious concern over safety especially to young children.

AM also agreed with previous comments and added that each new dwelling should have parking space for at least 2 vehicles. 9 new dwellings with 2 vehicles each implies a minimum of 36 extra traffic movements per day which would be a problem along such a narrow road. He also felt that there should be a footpath into Beach Lane.

BV stated that DK (who was unable to attend) had asked that the developer should supply all existing dwellings with a dropped kerb thereby enabling them to park off the road.

The chairman then opened the meeting to the members of public present for their comments:

Concern was raised regarding the ecology of the sight as there are bats in the vicinity. It was pointed out that a survey has already been done and this has been noted. A question was raised as to whether the local infrastructure could cope with this number of new dwellings which would affect drainage and water pressure in particular. Are there enough school places as Farlingaye High School is already over- subscribed?

The applicant, Mr M Hodd was then invited to speak to the meeting:

Mr Hodd stated that outline planning permission had previously been granted but as clauses in section 106 of the planning law have now changed it is necessary to reapply. It is no longer obligatory to build a fixed number of affordable housing on a development such as this but a lump sum of money has to be lodged with the District Council. There is a restriction on how large the houses can be and those envisaged will be mixed housing and family friendly. A plan for 5 dwellings on this site had previously been turned down as this was not considered to be dense enough.

Clerk to write to SCDC covering all points raised.

1. **Matters to be brought to the attention of the council** – None
2. **Date of next meeting**: Monday 12 September at 7p.m

 There being no further business the meeting closed at 7.25p.m

 **These are draft minutes which will be verified at the next meeting**