

Bredfield Parish Council

Minutes of the Bredfield Parish Council Meeting held on 7th February 2011 at St Andrews Church Room Bredfield at 7.00pm.

Meeting started at 7.01 pm.

Present

Councillors – Mr D Hepper, Mr A Miller (chair), Mr A Richardson, Ms A Henderson.
8 members of the public were in attendance.

1.0 Apologies received and reasons accepted by the Parish Council

1.0 Cllr Causier – family bereavement

2.0 Planning matter C/11/0066, Part Land East of Fairways, Ufford Road. Erection of Grain Store.

2.1 The Chair of the Council opened the meeting by stating that the Council is sympathetic to genuine needs of local agriculture, however it is also concerned with the well-being, quality of life and safety of the local community. Furthermore he was gratified to see the turn-out from the parish. Cllr Miller then asked the clerk to clarify the planning issues that the Council needed to consider in its response. The details below are the salient points and responses agreed upon by the Council:

The Council considered material considerations relating to the site. Guidance was provided by the Reviewed Core Strategy and Development Management Policies (RCSDMP) published by the planning authority and central government guidance. The following issues were considered of great concern to the Council and local / adjacent residents to the proposed development:-

The Plans and further information supplied are inadequate and / or inaccurate, and if accurate provide for an inadequate facility:

- The road splay for a 35 / 42 tonne articulated heavy goods vehicles from a single track road which has a metalled surface of no greater than 3.5metres is too small for safe manoeuvring.
- There is no facility for off-road parking of trailer unit or trailer and tractor as the proposed access track is single vehicle width. This will present the possibility of queuing or blocking of the single track Ufford Road.
- Professional advice sought by the clerk, has informed the Council that the design is inadequate for the loading of vehicles and that the turning circle or concrete pad will have to be substantially larger to allow for loading of trailers. This raises a serious question as to the suitability of the site due run-off increasing the flood risk to both Ufford Road and nearby properties.

- Auto-sensor lighting is unsuitable as this can be set off by wildlife and will become a repetitive nuisance to local residents.
- Screening of the development by planting of native species to the north and south of the building is seen as inadequate as this will not visually enhance the building from the west. Screening with native trees will mean the use of deciduous trees, which in turn means that for months of the year there will be no screening of the building. Furthermore the growth rate of native species means that the building will not be adequately screened for many years, if ever.
- No reference is made to drainage or flood mitigation.
- The level of use per **annum** is highly misleading as is the level of production per acre. The use will be sustained and over a short period during harvesting causing disruption to adjacent properties and traffic issues on Ufford Road.

RCSDMP DM15: To allow agricultural development the road system has to be demonstrated as adequate. The Council offered the following comment:

- Ufford Road is a single track road without any official passing places. It measures 1.25 miles in length and at many points does not exceed 10ft in width.
- The road is currently subject to a locally agreed one way system for the small number of heavy goods vehicles that use it. This is in the outward direction towards the A12 to prevent heavy goods vehicles from meeting head on without the opportunity to pass.
- The right turn onto the A12 at the eastern end of Ufford Road is on to the end of a fast dual-carriageway at the point at which it becomes two –way. Visibility is poor looking to the north for a slow moving heavy lorry to pull across the north-bound carriageway and join the opposite south-bound carriageway.
- The left turn at the western end of Ufford Road at its junction with The Street is blind for most vehicles and is an angle in excess of 270 degrees making the turn extremely difficult for an articulated lorry or a tractor and trailer.
- There are two small bridges / culverts along the Ufford Road that both flood over the road in winter conditions. The condition and load capability of both of these bridges is uncertain and repeated use by vehicles of 10 – 40 tonnes over a short period of time (harvest) may have a damaging effect on these structures.
- These factors therefore restrict sensible access to the site.

RCSDMP DM15: To allow agricultural development the structure should not intrude materially into the landscape. The Council offered the following comment:

- The proposed site is not in an existing farmyard setting.
- The site is a very exposed position.
- The proposal is substantially higher than any surrounding properties, especially the near neighbouring “Robletts” which are and were deliberately planned as a bungalow development.
- The proposed site is a green field site.

- The proposal is adjacent to properties on the edge of the existing and proposed future village development boundary.
- The proposed building will be visible from **50%** of the housing in the village of Bredfield and from the Parish of Ufford.
- The proposal will be the largest visible structure when approaching Bredfield from the A12 along Ufford Road.

DM11 (RCSDMP) Warehousing and storage, locations well related to the primary routes.

- In the opinion of the Council, the site although relatively close to a major route lacks safe, sensible access to that route

Key Environmental Issue (pp31 RCSDMP) Managing and Mitigating risk of flooding.

The Council viewed the site as a wholly unsuitable site for development due to:

- The low lying ground on both sides of the Ufford Road is susceptible to localised flooding as can be seen from the Environment Agency flood risk maps. Dewell's Farm house, one of the nearest properties to the proposal has been flooded twice in recent years and a series of ponds exist in the area, (some shown on the applicants own plan), as evidence of the natural wetness of the ground in the area of site.
- The impermeable factor of concrete is in excess of .8 which means that for every litre of water that falls in the form of rain on the building or the hard stand planned 800ml will not soak in. There appears to be no adequate drainage or water storage system planned. A soakaway system is not an acceptable solution in an area already prone to flooding.
- The resultant increase in run-off may cause further flooding of Ufford Road, and upstream as well as downstream properties.

Quality of Life and Safety

It is feared that issues relating to this development may compromise residents welfare, safety and quality of life and the following matters were raised during question time by the public.

- Seven children under the age of five currently live between the proposed site and The Street, Bredfield. The Council has long – term concerns for the well-being of these children.
- Road Safety will be compromised by the mix of vehicles and pedestrians that would be using this single track narrow lane that does not have a footway.
- The applicant's figures show the minimum level of 50 tractor movements with 10 tonne trailers over the harvest period and 30 35-40 tonne articulated heavy goods vehicles subsequent to harvest will be mixed with local light traffic causing an increased likelihood of an accident.
- Dust and noise will seriously impinge upon the ability of adjacent local residents to carry out activities to which they are accustomed during the summer months.

The Council was also aware that the proposed use of this site is for grain already stored at another site in the parish.

The Councils response to the application was unanimous, and that it asked the clerk to write to the planning authority a thorough letter of objection highlighting all of the above points. The Council also asked the planning authority to ask the applicant to carefully review their other local landholdings where it feels certain a better solution can be found.

AP/11/ 08

The meeting closed at 8.20 pm.

Peter Tilley 7.2.11