

# FINNINGHAM PARISH COUNCIL

*DRAFT*

*Minutes for the Extraordinary Parish Council meeting held on  
Tuesday, 22<sup>nd</sup> January, 2018,  
in St. Bartholomew's Church, Finningham, starting at 7:30pm*

**Present:** Mr. A Kilbee, Mrs. M. Webb, Mrs. D. Sewell, Mr. J. Miller, Mrs. C. Winter and Mr. R. Negus  
**In attendance:** Miss. N. Hill (Clerk) and 41 members of the public.

## **17.171 Members of the Public**

The Chairman opened the meeting by saying he thought the main issue with this planning application, for the erection of 15 dwelling, construction of new access and service road and erection of new village meeting room following demolition of farm buildings at Green Farm is extra sewage and surface water, bearing in mind there have already been issues with this in the village.

1 member of the public spoke saying there hadn't been any problems with sewage and surface water in the last 6-8 months, but when there has been problems the manhole in Gislingham Road would overflow and it's felt the pumping station trips out as it doesn't seem to work. This would mean there's a back up in people's drain which could cause potential issues/blockages in the future if something extra isn't done.

Another member of the public spoke about the sewer in the middle of the crossroads by The White Horse pub explaining where it needed to be cleared regularly. This was about 20 years ago, but she felt this issue could happen again

The Chairman explained he had spoken to BMSDC and was told about the 3 types of water, foul, grey and surface. Currently as Green Farm is, there is a lot of concrete but with the development there will be more impermeable material. There is a comment under the planning application that a consultee wishes to have the surface water dealt with before the application goes further. BMSDC feel that 15 dwellings won't affect the sewage issue greatly in the village.

Anglian Water says they react to issues rather than be proactive.

A member of the public stated not 1 drain is emptied and ditches do not seem to be cleared either.

It was stated by another member of the public that they have never seen water run from Green Farm onto Wickham Road.

Another member of the public said they felt the style of the houses, build of brick doesn't fit in with the rest of the village.

The question was asked whether the houses are family houses – the answer was yes as there are 2 bed, 3 bed and 4 bed houses in the proposal.

The Chairman spoke about CIL and explained what it was. If the development goes ahead it will produce about £272k of CIL to BMSDC to go towards schools etc. Also Finningham Parish Council will get 15% which would be put to good use in the village. The Chairman continued saying the developers agent came to a Parish Council meeting last year about this potential development and the Council asked for something for the village. The developer initially offered land for a village hall, but the Council felt this would be too big so it was offered for a village meeting room to be built as part of the development and maintained by the Council.

It was said by 1 member of the public that a meeting room would help keep a village orientated feel and it gives more options than just going to the pub. Another comment was made that a small meeting room wouldn't help the village and it would need to be bigger.

The general consensus of the public was to ask the developer for the meeting room to be made bigger. This would then accommodate a playgroup, as Gislingham's playgroup is already over subscribed.

It was mentioned by someone that the cost of running a larger building will be offset with the benefits of being able to have more functions there and having it bigger by 6 sq mtrs would be beneficial.

Another member of the public spoke about the positioning of the houses, plots 4/5/6 and how close they are to Wickham Road. This will impact on his visual view from his house as he lives directly opposite them. He also said he noticed on the plans the proposed removal of some of the hedgerow along Wickham Road. He is also unhappy with the positioning of plots 4/5/6 as other bungalows along Wickham Road have larger gardens at the rear of the properties, but these 3 houses have very small rear gardens and if altered the houses wouldn't be as close to Wickham Road.

The new access road to the field was discussed and it's close proximity to the bridge. It was hoped the priority

under the bridge along Wickham Road could be changed.

The entrance to the Green Farm development will be the same as the current entrance. It was stated that cars travelling by this entrance have been clocked doing 45mph and with 15 dwellings, this would mean around an additional 30 cars going along this road and also 30 vehicles coming in and out of his entrance.

It was mentioned that its thought there is a well on the site, but this isn't shown on any of the plans.

The question was asked whether people within the village have priority to purchase the houses if the development goes through. This is not known.

It was suggested that the Parish Council requests that all construction vehicles etc have somewhere to park, rather than around the village or at the pub car park. The Chairman said this needs to be a condition if planning is granted.

If the plans are approved, during construction the road must be kept mud free and a member of the public said he has concerns for old houses along Wickham Road with heavy construction vehicles going down the road and could the developer cover any property damage caused by these vehicles.

The Chairman asked how many people are against this development, of which 5 people raised their hands. On asking why they are against, it was said they felt the village shouldn't grown and have 15 extra houses would mean the roads that are already over loaded would become worse.

The Chairman stated that it's nothing to do with this development, but there are other development sites within the village, along Westthorpe Road and also along Gislingham Road.

The Chairman finished the meeting by saying he spoke to Sarah Scott, the lead at BMSDC about this development and asked the question what is the Council's stance on this development, to which she said the Council are for it.

The Chairman said the Parish Council needs to make sure if approved the plans needs to be on the villages terms an thanked everyone for attending.

**17.172 Apologies and approval of absence.**

Mr. J. Black unable to attend due to work and delays on the train.

The Chairman closed the meeting at 8.30pm