



CREETING ST PETER PARISH COUNCIL

Minutes of the Extraordinary Parish Council meeting (Planning) held **online via Zoom** on **Monday, 15th February 2021 at 7.30pm.**

Present:

Councillors: M Valladares (Chairman)
R Hitt
M Peacock
T Taylor
D Mason

In Attendance J Blackburn – Clerk
County Cllr G Green
Six members of the public

CSP062/20/21 – TO RECEIVE APOLOGIES OF ABSENCE

Apologies had been received from District Cllr Norris.

CSP063/20/21 – TO RECEIVE DECLARATIONS OF INTEREST

None had been received.

CSP064/20/21 – TO RECEIVE APPLICATIONS FOR DISPENSATION

None had been received.

CSP065/20/21 – PLANNING APPLICATIONS

Ref: DC/21/00407 - Hybrid Application for the phased employment-led redevelopment of Land at Mill Lane, Stowmarket (Gateway 14) including: Full Planning for site enabling works phase comprising, ground remodeling, utility diversions, installation of framework landscaping, creation of new footpath links, installation of primary substation, highways works including stopping up of Mill Lane, new all modes link from the A1120 Cedars Link to Mill Lane, new footway cycle way over the existing A1120 overbridge, installation of toucan crossing on the A1120 Cedars Link, footpath connection to the Gipping Valley Way, foul and surface water drainage infrastructure, outfalls and associated works: Outline Planning Permission (all matters reserved, except for access) for the erection of buildings comprising employment and commercial use, open space and landscaping, car and cycle parking, highway works, and other associated works - Gateway 14, Land Between The A1120 And A14, Stowmarket, Suffolk

Members made the following concerns in relation to the application:

- Traffic – the additional traffic resulting from the proposed development would have a huge impact on the surrounding area including the village of Creeting St Peter where it was feared would be used as a “rat run”.
- Bend in Mill Lane at Clamp Farm – the proposed S bend would be problematic and would not be suitable for HGVs to pass each other.
- Amenities - as the actual use of the proposed buildings were unknown it could not be made clear as to what amenities would be provided therefore making the whole application vague.
- Visual Impact – the proposal indicated that LED lights on 8ft poles would be installed around the buildings on the site. Such lighting would cause a high level of light pollution.
- Nature – the proposed site would have a huge impact on the wildlife which would include the Bat population.

- Freeport Status – if Freeport Status was granted it would mean increased lighting and security measures which would also include dog patrolling.
- Footpaths – who would maintain the footpaths?
- Building Type – the larger buildings were not appropriate for the site due to adjacent residential properties.

County Cllr Green reported that his involvement would relate to the Highways part of the application. He agreed that the impact on the village would be huge and also the bend at Clamp Farm and its residents. He added that in relation to HGVs being driven through the village he would be happy to try to obtain a 7ton limit through the village to stop the problem.

Mr Stott from the Residents Campaign Group reported that they were aware that the development could not be stopped as it had already obtained permission for employment use, but they were opposed to what was being placed on the site. Originally, the site was to have a maximum of 8 metre high buildings which had been changed to 21 metres high. The site was also denser than originally planned and was also minus the leisure facilities and recreational parts that were part of the original plan.

Mr Staples, resident, agreed that he too would be opposing the development as proposed. Due to high buildings, density and bio-diversity of the proposal.

Mr Aylott, Clamp Farm resident, reported that the development would “massively impact” the residents at Clamp Farm. He was very aware that the proposed development should be fought against due to the proposed lighting, visual impact, noise and the connection with Freeport as well as the proposal being very “loose” in its stipulation of building heights. He felt that the application was an opportunity for the neighbouring residents to become involved and the applicant to insert more thought and care into the surroundings and the people who lived there.

Mrs Taylor, Tree Warden, reported that in relation to the wildlife otters had been observed and confirmed by the Suffolk Wildlife Trust on the site, the area of which was very large and the impact the development would have on nature was “huge”. The removal of hedgerows present would have a detrimental effect on wildlife including nesting birds and bees. Whilst the application talked about mitigation and Biodiversity Zones Mrs Taylor felt that the nature would be something which would take years to get back.

Cllr Valladares reported that the 2013/14 proposals emphasised the need for public transport to the site. The current proposal stated that the bus stop at the adjacent Tesco would be sufficient for the site, something Cllr Valladares opposed as a public transport user. His view and understanding was that people would not walk from the local train station to the site as was the expectation of the proposal. He felt the application was an opportunity for Suffolk CC and MSDC to support a bus link for the town, Cedars Park and Stowupland.

Cllr Valladares commented on the lack of data for traffic flow at Clamp Farm and also at the bottom of Pound Road where it joined Mill Lane. County Cllr Green agreed to look into the measuring of traffic of those locations which would result in some baseline data to calculate the impact of Gateway 14 as it went along, something which would be very useful.

It was AGREED: That whilst the Parish Council had no objections to the concept of development on the site, it did object to the application as it stood.

That members would contribute to the Parish Council's response.

The Parish Council wished to thank the Campaign Group for their commitment to the work carried out in respect of Gateway 14, which was very much appreciated.

The meeting finished at 8.35pm.

Chairman: Dated: