

**Minutes of Hitcham Parish Council Planning Meeting held on  
Friday, 30<sup>th</sup> November 2018 in Hitcham Village Hall commencing at 7.30pm**

**Present:** Allan Scott, Chairman; Wendy Crease; Paul Beedham; Jim Morgan; Rob Whiting; Doreen Neun, Parish Clerk; District Cllr Michael Creffield and twenty residents.

Outline Planning re. development of six dwellings on land next the Primrose Cottage, The Causeway:

Mr Scott opened the meeting by welcoming all those present and explaining what the Parish Council can or can't do with regard to planning applications. The final decision is always made by the District or County Councils. The only way the village could have more of a say on what is built is if there is a Neighbourhood Plan in place. The cost of negotiating this is between 13K and 20k although there is government funding available, so if a decision is made to go ahead with a Plan it must be taken seriously with full village commitment. When the decision is made to go ahead an expert would have to be brought in to assist.

The development under discussion included four detached and two semi-detached affordable houses, at the insistence of the land owners, although there is no indication what the price would be for these two. There is no evidence that the land will be sold to a developer who could ignore building the affordable houses.

Residents wanted to discuss fine details, but Mr Scott pointed out that this application was for outline planning only, so there would be no detailed plans available until this application was granted by the Planning Department. There would then be another chance to discuss the detailed plans.

If residents wished to make their own comments to the Planning Department they would have to be sent in by 11<sup>th</sup> December 2018.

After a lengthy discussion on this development and having listened to residents' concerns the Parish Council agreed to send the following comments to Babergh Planning Department:

- a) Although there is concern over this new development, the inclusion of two affordable houses was welcomed. It is assumed that whoever builds the development does not ignore the inclusion of these houses as the land owners are insistent they be included.
- b) The development will increase light pollution in the village, especially if street lighting was ever considered.
- c) There will be considerable loss of natural hedgerow and loss of the wild life that uses it.
- d) The view from over this field is classed as a village community asset.
- e) Increase in residents is a concern due to lack of local amenities and public transport.
- f) Although new residents should enhance use of the village post office/shop there is concern over street car parking, which is already very limited, plus the road is busy and vehicles often come through at excessive speed without due regard to speed limits or village activity. Also the local school bus stops nearby and local buses turn round in that area. New houses and driveways will affect the space for these vehicle activities making the area around the village shop unsafe at times.
- g) The gap in the development to be used for agricultural access leaves the possibility of further development at the back, although this would be outside the village envelope.
- h) The pond mentioned in other documents is not a 'dried up pond'. It takes water away from nearby houses and is a run off of from the road during bad weather. It is also used by local wild life during the year.