

LINDSEY PARISH COUNCIL

CLERK TO THE COUNCIL

A Parish Council Meeting was held on Thursday 1st December 2020 via videoconferencing on the Zoom Platform and commenced at 7.37pm.

The Chairman, Mr. Arthey welcomed the following Parish Cllrs. to the meeting – R Corcoran, M Hainsworth, B Howe, *R Howe*, J Moore and A Sturgeon. In attendance were Mrs V Waples, Clerk and District Cllr. L Jamieson.

In accordance with the changes in legislation, it was noted that this meeting was taking place via videoconferencing and that councillors and members of the public were permitted to film, record, photograph or use social media in order to report on the proceedings of the meeting.

1. OPENING - the Chair opened the meeting and thanked all for attending. The Clerk read out the statement on reporting at virtual meetings of the parish council.
2. APOLOGIES OF ABSENCE:
 - i. Apologies of absence – there were no applicable apologies of absence as all were present.
3. DECLARATIONS OF INTEREST:
 - i. There were no declarations of pecuniary or local non-pecuniary interests for the agenda under discussion. There were no declarations of gifts of hospitality received exceeding £25.
 - ii. There were no requests for dispensations for the agenda under discussion.
4. MINUTES OF PREVIOUS MEETINGS: to note the minutes of 11th November 2020 will be submitted for approval at the meeting of 20th January 2021.
5. PUBLIC FORUM: to receive comments from the public on the agenda as published.
6. CLERK'S REPORT: to receive any items that may be forthcoming of an urgent nature.
7. PLANNING MATTERS:

All were reminded of the details of the BMSDC Virtual Meeting Invite to attend a meeting on one of the following dates to discuss any questions regarding how to make representations to the Babergh and Mid Suffolk Joint Local Plan:

Wednesday 2nd December – 12 noon to 2pm – Virtual Meeting 1 - <https://www.eventbrite.co.uk/e/joint-local-plan-townparish-virtual-meeting-1-tickets-130437950421>

or

Monday 7th December – 1pm to 3pm – Virtual Meeting 2- <https://www.eventbrite.co.uk/e/joint-local-plan-townparish-virtual-meeting-2-tickets-130436379723>

 - i. To consider the Parish Council's response to the following consultations:
 BABERGH AND MID SUFFOLK PRESUBMISSION JOINT LOCAL PLAN (REGULATION 19) (NOVEMBER 2020) – Council to consider whether it wishes to make representation on the legal compliance and soundness of the Pre-Submission Joint Local Plan (Regulation 19) document together with its accompanying Sustainability Appraisal and Habitats Regulations Assessment. Submission date is 12 noon on Thursday 24th December 2020. Relevant documents can be found at: <http://www.babergh.gov.uk/jointlocalplan>

A summary of comments made by Councillors present is repeated below:

 - Timeline for draft Joint Local Plan (JLP) – Reg. 18 representations made, options reviewed, policies determined and preferred options submitted for consultation. All of which have now been accommodated into the spatial strategy which is out for consultation under Reg 19.

So approved at the meeting of 20th January 2021

- Individual policies in principal the same. Some have been strengthened e.g.environmental and biodiversity.
- Strategic policies follow same principals as outlined in Reg 18 consultation.
- Since Reg 18 – the proposed settlement boundaries have in some cases been tightened rather than loosened. Settlement boundary defines settlement boundary and not curtilage.
- Hatched area – LS01 has become a defined area within a settlement boundary for development. Previously shown as being within the settlement boundary. LS01 - for Lindsey was not in the 2017 but now encompasses a defined boundary for 2019. The hatched area is included within the curtilage as an undeveloped plot within the plan or curtilage of the settlement boundary for development.
- A settlement boundary is a definition of the built environment.
- Aim was to identify those clusters of dwellings numbering 10 or more and give them a defined settlement boundary. Settlement boundary gives certainty to areas for development and gives guidance as to those areas that are outside of the settlement boundary. Noted that there is to be a review period as specified in the documentation produced.
- Noted requirement for housing and hamlets need to produce 4% of the housing total required for the area of Babergh - windfalls will be 5%.

When questioned as to whose decision was it to have the curtilage so defined it was confirmed that this would have been BMSDC after landowners have stated that the land is available. Questions were raised as to why this area for Lindsey had been chosen over others. It was confirmed that at this stage any representations made will go to the inspector (forwarded by BMSDC) for examination in public.

Specifically in relation to the boundary for Lindsey:

- Lindsey Church - Elm Cottage was included in the settlement boundary (2019) but now excluded. New boundary is now more restrictive and has been tightened and, in some places, runs through the gardens. Noted that areas coloured green denotes listed building.
- Lindsey Tye - defined settlement boundaries should include those buildings where they have been erected.
- Area for development in Lindsey is LS01.
- Settlement boundary for Lindsey includes land that has been granted planning approval since 1st April 2018. Lindsey was originally countryside and line has now been drawn by the local planning authorities to replicate the built-up area.
- How does the PC have any control over whether more LS01 allocations are included – who moves the lines around and who makes the decision to set the boundaries? Team of planners look at buildings, built-out areas and representations received and draw the line that is effectively the settlement boundary.

Discussion followed over the manner in which areas in Lindsey could be protected - Neighbourhood Development Plan; list of assets of community value; Neighbourhood Development Order; Village Plan (short term consultation); list of areas in the village which the PC think are important to protect for a variety of reasons.

It was agreed that the Council should look to identify areas of importance in the Village moving forward and that this should be discussed in more detail to ensure that both the built and natural environment were linked and that it should take the opportunity to provide a basis for future consultation with the village as to the areas that were special and should be retained and /or protected.

When questioned as to the timescales for a review of the plan it was stated that this was dependent upon the government's white paper – two potential scenarios - leave as things are, or give a plan a life cycle of 3-4 years? It was discussed as to whether there would be a window of transition for those who have produced a plan or those that are at an advance stage who may well be given a number of years prior to having to produce a new plan.

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It was discussed and agreed that there was an opportunity for the JLP to look further at its policies for Sustainable Construction and Design – LP25. The opportunity and capacity to talk about the environmental impact should be fully explored and supported. Noted that the JLP states that there is a need to look at the ways in which we can contribute to reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. As such policies LP17 through to LP21 are also to be supported but should go beyond the measures required as a minimum and be proactive as opposed to reactive.

The meeting agreed with the principals of land and the spatial strategy as written for the whole of the two districts within the JLP, aif. The PC support measures that will ensure there are more sustainable methods of construction as it has concerns regarding the climate change and welcomes measures to ensure these policies are able to make a significant contribution to mitigating the environmental impact of new development. It was agreed that the Clerk would circulate the comment to be submitted to all to allow minor amendments if necessary, aif.

ii. To consider the Parish Council's response to the following consultation:

Babergh and Mid Suffolk Proposed Revised Community Infrastructure Levy - Charging Rates under the Community Infrastructure Levy Regulation 2010 (as amended) - the consultation period is for a period of six weeks commencing on 12th November 2020 and ending at 12 noon on 24th December 2020

Relevant documents can be found at:

<https://baberghmidsuffolk.moderngov.co.uk/documents/s20715/BC209.pdf>

It was noted that the proposed change was to introduce a flat rate with no zones. Rates will change from £135 to £200. Slight changes were proposed to the deferred payments, but this would allow smaller developers to make stage payments. It was agreed that the introduction of a CIL which has the effect of reducing land values is to be welcomed as long as it is paid out for infrastructure that is needed in a timely manner. It was further noted BMSDC has an Infrastructure Delivery Plan that looks at the mitigation measures required for growth and agreed by all that whilst the PC supports an increase to the rates to be levied, it would like more proactive work to provide amenities and infrastructure for the communities that are being impacted by development, aif.

8. PARISH COUNCILLORS' REPORTS: to receive reports on urgent village issues from Councillors present –

- i. Can the PC request a site inspection for the access that has already been installed at Church Barn Meadow (as per planning application - DC/20/04498 - full Planning Application - use of land for the siting of a caravan @ Church Barn Meadow, Church Road, Lindsey). Noted that there were still the questions to be decided as to whether the application needs planning permission in its own right or whether it should be considered as part of the planning application as submitted. Currently the access is overlapping the junction, been doubled in size and has been moved. It was proposed and agreed that this should be brought to the attention of SCC Highways Department, aif.

9. DATE OF NEXT MEETING:

Parish Council Meeting: Wednesday 20th January 2021, commencing at 7.30pm via videoconferencing on the Zoom platform.

There being no other business the Chairman declared the meeting closed at 22.21.