

**MINUTES OF THE EXTRA PARISH MEETING OF HOPTON CUM
KNETTISHALL PARISH COUNCIL HELD ON WEDNESDAY 5th AUGUST
AT 6PM, HOPTON VILLAGE HALL**

PRESENT: Councillors: L. Macklin (Chair), A. Hanks. R.Capon, D. Faiers, B. Shotbolt, J.Taylor, S.Delve, Cllr C. Bull
37 members of the public

1.	Apologies: Cllr Joanna Spicer (SCC); Invited guest – Ed Foster (West Suffolk Planning Case Officer)
2.	Declaration of Interests - None
3.	The draft minutes of the last meeting (12 th July) had been previously circulated and were approved.
4.	Purpose of the Meeting:
a)	<p>Cllr Macklin introduced the Parish Council and Carol Bull to the members of the public and explained that the purpose of the meeting was to garner the opinions of the village on an outline planning application received.</p> <p>Planning application DC/21/1369/OUT</p> <p>PROPOSAL: Outline Planning Application (means of access to be considered) - Development of up to 47 Dwellings.</p> <p>LOCATION: Land North of Thelnetham Road, Hopton, Suffolk.</p> <p>APPLICANT: Land Allocation Ltd.</p> <p><i>A response to this application is required by August 10th 2021</i></p>
b)	<p>Cllr Carol Bull (West Suffolk District Council) then spoke about the application and the way in which it will be handled by West Suffolk:</p> <p>*The application is for a large development but will receive the same treatment as any other planning application.</p> <p>*The site was identified in a ‘call for sites’ that was made by the District Council in 2019 which asks land owners to suggest potential sites they are willing to sell for future development. Details of larger potential sites are then published. These identified sites are then looked at every few years and, this particular site, was not due scrutiny for another 2 or more years.</p> <p>* The last time this site was proposed it was turned down in favour of the Hopton South Development (Sarson’s field) which was as a result of considerable consultation with the village.</p> <p>*Cllr Bull assured people that even if the site were written into the local plan currently being prepared it would not be developed without due consultation</p>

with local people. The land for proposed development is not currently allocated for development.

* The application as it stands is only for outline planning which means it is asking for planning permission in principle.

*Highways access is a serious issue to be considered as the Hopton South Development had to have access on to Bury Road and not Thelnetham Road.

*Suffolk County Council have issues with the site related to flooding and drainage and sewerage.

*Opinions of villagers are important and everyone is encouraged to respond to the application in writing or online via the planning portal. (An extension has been granted for parishioner comments to August 18th)

Key points:

The site is outside the settlement boundary and is designated country side.

It is not in the local plan.

It is against planning policies DM2 and DM5.

To date there are 26 documents related to this application on the planning portal. 3 of these are from concerned neighbours.

Cllr Bull and Cllr Macklin have both offered themselves as technical advisors over use of the portal should help be required.

Points made from Public discussion:

- If the proposal is rejected by the planning officers an appeal can be made which may delay a final decision a further 6 months
- the village does not want any more large development until the Hopton South Site is built and occupied as they do not know what impact that will have.
- There are already huge problems with Broadband speed and think internet connectivity should be a consideration in future planning matters.
- The village believe that further development in the village should be infil/small scale and sensitive not large scale developments.
- There are considerable problems with a dangerous bottleneck in Thelnetham Road near the school and village hall.
- There are also issues on entry into the village from all directions with traffic parking outside the shop and hairdressers obscuring lines of site which are potential accident spots. An increase in traffic because of potential development could see accidents with loss of life. Minor collisions have been recorded as happening.
- The sewerage system in the village is not coping well with the current number of houses and will be put under further pressure by Hopton South. It will not cope with yet more waste from another 45 dwellings.
- If this application is agreed in principle there are concerns it will lead to further development on this site.
- A large development such as this would lead to S106 money (community use) being received by the village, Small infil

c)

d)	<p>development does not.</p> <ul style="list-style-type: none">• There are mistakes in the planning application. The village no longer has a post office or Doctor's surgery and so is misleading in some respects.• Worries were expressed about the future of established trees from such a development. Reassurance was given that these are to be safe guarded.
e)	<p>Proposal:</p> <p>That the Parish Council oppose the request for Outline Planning Permission.</p> <p>This proposal was carried by a majority vote.</p> <p>A letter is to be delivered to all houses in the village explaining the proposed development and asking them to respond to West Suffolk by August 18th. This will be delivered over the weekend of 7th/8th August. Information will also be available on Facebook and the Parish website.</p> <p>Meeting finished at 7.20pm</p>