



MINUTES

Meeting of the Woolverstone Parish Council

Thursday 22nd March, 7.30pm at Berners Hall

1. **Apologies:** Jen Young, Kris Meadows
2. **Attendance:** Simon Pearce, Phil Mayhew, David Wood, Derek Davis, Simon Quantrill, Elspeth Iskander, Mark Bostock
3. **Declaration of any prejudicial interest** – Mark Bostock – walled garden.
4. **Minutes**
8th February 2018 – Phil Mayhew - proposed. Elspeth Iskander – seconded.
5. **Matters Arising.**
Widows cottages – Simon Pearce asked for a schedule of works. Derek Davis suggested this had gone to the occupants.
Walled garden – enforcement have come to the site and are trying to tackle some of the issues.
Housing need in Woolverstone – this has not been progressed, Simon Pearce suggested June 14th meeting for this.
St Michaels Rector – the 24/7 opening of the Church will continue. The colours are with the diocese awaiting assessment. Lime wash of porch waiting architect's advice. Simon Pearce advised the PCC had discussions about having a "traditional" service on the first Sunday of every month.
Jazz Evening – Sunday 10th June and Vintage Cars - 12th July
BAPTC meeting – cancelled due to snow.
Horsepond's Green - hedge and noticeboard – this has been cut and the board painted.
6. **Planning: Walled Garden Development**
Open to public.
Simon Pearce briefed everyone and advised that the developer wanted to re-appraise the plans for the site. There are three new applications and an application to reverse the protection of the estate.

The original "large house" application included responsibility to maintain the walled garden. The revised application is a total change to this as the "large house" no longer links with this garden. Simon Pearce advised as a council we need to look at both the needs of the local residents and also the heritage of the area.

Jon Mann

Resident of Woolverstone, Jon worked on the original planning application, with the "large house" only being given approval if they took ownership of the garden. There were long and short-term conservation requirements. Fundamentally one house had ownership of all the listed structures to ensure they were maintained. The added stipulation was there was to be nothing built within the walled garden.

Jon Mann offered his advice and support, responses to the revised application need to be in before 28th March.

Mark Bostock

He emphasised that originally there were to be two houses, a larger one owning the walled garden and the smaller one adjacent. This new application asks for a three bedroom dwelling within the walled garden, using a glasshouse to provide access in to the bothies which can be used as stores, an office or guest accommodation. This will create a precedent as accommodation is built within the walled garden. Pat March highlighted that the "guest accommodation had no shower and toilet facilities on the plan". It was felt that the plans are not clear, appear to have been produced in a rush and do not include traffic movements. Elizabeth Flood (Case Officer Babergh District Council) has been asked to find who owns a section of the land currently thought of as "Open Space" within the plan. Mark believes that the move is to create a "housing estate" within the walled garden with this application being just the start. Mark Bostock and Jay Miller have been trying to talk to Historic England but with little response at all.

Chris Hodgkinson highlighted that a large house selling at two million would have an owner who could maintain the garden and walled area. If this is sold with a smaller house this will not be the case. Derek Davis agreed. He advised that Babergh did always look at the financial viability of a project for a builder however this had been applied to the original application. As the site was now owned by a new developer then the planners should no longer be looking at this.

Historic England advised that they could not discuss this planning application with members of the public, despite our requirement to respond to the application. They will only discuss this with the Local Authority. Derek Davis is to try and call this to committee.

Pat March highlighted that if this property is built it cuts off access to large areas of land and it would result in destruction of an area of the walled garden. Derek Davis suggested that representatives from the Parish Council and an individual could attend a meeting if this is called to council and at three minutes "talk time" each a large number of these issues could be raised. Chris Hodgkinson asked if a letter from interested parties to Historic England would then cause them to consider this issue further. Derek Davis agreed this would be useful. Simon Pearce suggested raising the profile of this issue impacting on an historic site. He highlighted that the comments left by people on the planning site had to be raised and detailed in the Officers Report if this does go to committee. They need to be checked for accuracy.

Mark Bostock asked what we could give to Derek Davis to assist in him getting this in front of the panel. He advised he would have enough to take from this meeting with the two keys

areas of discussion / objection being:
The plan is controversial
This represents a fundamental change to rule S106.

Mark Bostock asked if there was to be a site visit. Jay Miller highlighted that the builder is already building / changing plans but without penalty and simply applying for planning permission retrospectively. Chris Hodgkinson reminded us that the builder built garages but with drainage laid for a house rather than a garage. Pat Marsh read paragraph 6.21 aloud. With removal of the section agreement there is no protection for this historic site.

Mandy Norris asked if there was an estimated timeline. Derek Davis advised:
Comments by 28th March (but he can ask for an extension of a week).
The three member committee will see him.
He will request a site visit.

Jay Miller asked if there is a solution to the problem, by proposing an alternative to this development. Simon Pearce believed that we can only respond to the planning application. Mr Braithwaite who owns the site obviously has a plan and he has refused to meet or respond to any emails.

Simon Pearce closed the public section of the meeting at 2030.

Derek Davis is to ask for an extension to the deadline. It was suggested that this should be by the Tuesday after Easter. Simon Quantrill suggested that Mark Bostock put together a response with the Parish Councils name against it.

Simon Pearce will input from the historical aspect and Mark Bostock on the more technical aspects. They will work jointly on this over the next two days. This will be circulated to the Parish Council and a formal vote may be required.

7. Report from Councillors and District Councillors

Peter Patrick (by e-mail):

To balance the budget funds needed to be transferred from savings.
The announcement on the merger happened on 20/03/18. This is detailed in the report from Derek Davis.

David Wood:

He asked the council to support the extension to the AONB. The deadline date is 20th April 2018 and this will be added to the next meeting's agenda.

Simon Pearce asked if the "large house" which falls in AONB was worth raising with them, David Wood advised that would not be something they could get involved in.

Derek Davis:

The merger consultation through a telephone survey showed that a merger was wanted. He felt the questions were set to direct in a certain way. Babergh leader has promised a referendum.

The boundary commission took on board that the proposed villages in the ward would not work. David Rose, District Councillor for Holbrook suggested we include the same overall area split into Ganges (Shotley end) and then two others Stour / Orwell for the two sides on the Peninsula. This will be added to the agenda for April.

Simon Pearce asked when the spine road for Ganges would start. This is May 2018. Mark Bostock asked if we would be consulted on the construction process. Derek Davis will find out details of the plan. Mark Bostock suggested a liaison group for this, however Derek Davis felt this would not happen. It was however agreed that this information should be accessible to the villagers so we can view the lorry / traffic regulations.

8. Register of Interests

Phil Mayhew is the only the member to have returned this. Simon Pearce asked others to do so.

9. SCC: Community Self Help

Simon Pearce ran through the SCC document. He will circulate this to PC members.

10. Friends of Woolverstone: update

None.

11. Finance

None.

12. Planning

Nothing received.

13. Correspondence

None

14. AOB

Phil Mayhew is to collect six tables which have been offered at no charge and will be used by the Village Hall.

Simon Quantrill asked why the same area of road from Woolverstone to Chelmondiston had been dug up several times. Derek Davis advised it was due to different suppliers not having liaised with each other.

Mark Bostock asked for an update on the bus and the caravans. It is hoped that a permanent site is to be secured for the bus. The caravans are "in progress", however this is complicated as one is owned by someone currently in prison who has stated it is his home and he requires it to live in when he is released.

Meeting closed at 2135.

Signed:

Simon Pearce, Chairman.

Date: