

A planning meeting of the parish council was held on Monday, 13th February 2023 at 7.00pm in the Village Hall.

As this was an extraordinary meeting, no other business was considered.

Present: Cllr Fleming, in the chair, Cllrs. Abu-Hejleh, Stangoe, Thomas, Whitmore, District councillor James Mallinder, the clerk and about 35 members of the public.

Apologies: Cllrs. Clark and Cushing.

Planning Applications: DC/22/4775/FUL and DC/23/0203/FUL (DUPLICATE)

Full planning application for erection of 65 dwellings (Use Class C3); change of use of Agricultural Land to provide for the expansion of the adjacent Eyke CE Primary School site (Use Class F1(a)); vehicular and pedestrian access from The Street; internal access road; car and cycle parking; Local Equipped Area for Play (LEAP); public open space; landscaping; Sustainable Urban Drainage Systems; and associated infrastructure including highway works.

The clerk firstly explained the use of “twin tracking” and its possible use by the developer as a means to “focus the mind”, and the necessity to respond to both applications.

The response from the AONB Planning Officer was briefly summarised.

Cllr. Fleming then opened the discussion to the floor. Chief concerns were the traffic, both in the village and more widely across the peninsula, car parking and road safety. Also of concern was biodiversity, street lighting, maintenance costs for the lighting and the play area, and the issue of water supply.

The final list of representations as agreed by the meeting were:

- The need for a bigger car park on the site
- The moving of the 30mph limit beyond Graylyns
- A s278 planning agreement to be a planning condition, and a construction development plan.
- The provision of a biodiversity net gain policy and an Environmental Impact Assessment
- A street lighting plan to minimise the lighting impact
- A walkway through from the site to the school
- An undertaking from the District Council that no costs associated with the lighting or the play area would be the responsibility of the parish.
- An undertaking from Anglian Water that the supply, currently with low pressure a problem affecting some residents, would be enhanced to avoid further problems.

The meeting closed at 8.00pm.

(The detailed response is attached.)

DC/22/4775/FUL

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The Local Plan allows for a development of 65 houses on this site, despite the Parish Council, cognisant of the impact on the local infrastructure, and the lack of proportionality in terms of the existing village size, recommending no more than 40. Consequently, the Parish Council urges East Suffolk Planning Department and Suffolk County Council, to consider thoroughly and act on its representations below. Thank you.

Traffic and Road Safety. The proposed development has a single entry/exit point directly from the A1152, adjacent to the entry to the village car park and the Primary School, where concern for children's safety has been an issue for years, and where a 20's *Plenty* area was established many years ago, during the tenure of the late County Councillor Rosemary Clarke, for this very reason. The A1152 through Eyke is already known not to meet the criteria for an A road, and is currently expected to cope with an increasing volume of traffic, and HGV's up to 44 tonnes, given its proximity to Bentwaters Business Park, and the increasing number of houses in Rendlesham village. The Parish Council has serious concerns about public safety during the construction process, and for residents once the homes are occupied. The Parish Council also has concerns, well documented and known to East Suffolk Council, about the increase in traffic movements beyond the village which will be generated by the development, particularly at Wilford Bridge and over the railway crossing. Eyke has no shop, no pub, no doctor's surgery and a very poor public transport service, therefore residents of the proposed development will be forced to travel by car for their basic needs, as well as for work, clearly exacerbating this problem.

- The Parish Council therefore requests that a s278 Agreement is a planning condition, to be fulfilled before works commence, and a construction management plan is put in place to avoid causing further hazards, such as workers parking on the roadside.
- The 30mph limit should be extended beyond the entrance to Graylyns Caravan Park, and preferably to where the current 40mph limit is indicated.

Car parking. The village car park, situated between the school and the proposed development is usually oversubscribed at school drop off and pick up times and parents park at the roadside causing an additional hazard.

- The Parish Council would like the developers to rethink the creation of a parking area within the site.
- A footpath should be created directly from the site to the school, to avoid the potential hazard of children from the site needing to walk to and from school directly across the village car park entrance.

Biodiversity.

- A Biodiversity Net Gain Policy and an Environmental Impact Assessment must be provided prior to permission being granted.

Street Lighting.

- A lighting plan must be in place giving due regard to minimise the lighting impact of the development.
- The Parish Council seeks a firm assurance that no costs, in terms of maintenance or supply will devolve onto the parish, both for adopted or unadopted roads on the site, and walkways.

Play Area.

- The Parish Council seeks a firm assurance that no costs of maintenance and upkeep of the play area will devolve onto the parish.

Anglian Water.

- Poor water pressure is an issue for many current residents in Eyke. The Parish Council would like sight of the plans that are in place to deal with the extra demands from 65 new houses in the village.