

Westley Parish Council extraordinary meeting minutes

1 August 2019

Present: Chris Anderson (CA), Colin Clayton (CC), Steve McClellan (SM), Jim Sweetman (JS), Alan Green (AG), Gary Smith (GS), Mike Spenser-Morris (MSM), Jen Larner (JL) – Clerk. Three members of the public.

22/2019. Declarations of interest: none

23/2019. Planning application DC/19/0469/HYB (circulated) – construction of a part relief road; pedestrian/cycle way linking relief road with Fornham Road; outline construction of up to 485 dwellings, land off Newmarket Road.

This was discussed at length and the following points raised:

- The new relief road is now much closer to the village, and is only partial, more of a cul de sac, a full access road to the new development. It assumes ownership of land not yet owned. It is clear that West Suffolk wants a completed relief road to be part of the application.
- It appears that Pigeon has had no discussions yet with the landowner, Michael Underwood, who is prepared to sell the land at a 'reasonable price'.
- The 'buffer' zone has been significantly reduced. The query was raised as to whether there is a precedent for setting the maximum/minimum buffer zone between a development and an existing village.
- The suspicion is that Pigeon is expecting a refusal on this application, and for it to go to appeal.
- It was noted that this is an outline application, but is surprisingly detailed for such.
- Questions were asked about the environmental issues eg traffic, air pollution, landscaping.
- Overall it was felt that this application does nothing to preserve the 'integrity of the village' as outlined in Vision 2031.
- Concern was raised regarding Pigeon's description of the 'consultation' they held. It was noted that Michael Underwood has added a 'position paper' to the planning documents pointing out the factual inaccuracies and it was felt that we should also point out the duplicitous nature of their remarks. It was agreed that this important point would form part of our response. MSM agreed to draft a response for circulation/agreement. The closing date is 14 August.

Villagers are also encouraged to write their own response, and the main points of the parish council's response will be circulated via email to all in the village.

24/2019. Planning application DC/19/0816/FUL (circulated) – petrol filling station; drive through coffee shop; drive through restaurant, land between Newmarket Road and A14.

CA reported that he has spoken to Peter White, West Suffolk planning department. As the previous two applications for this site have been turned down, it is expected that this one will also be rejected on the same grounds. It has been advised that this site should be retained as open countryside. It was thus agreed not to submit any comments on this application.

Date of next meeting: 12 September

Jen Larner
Clerk