

MINUTES OF EYE TOWN COUNCIL MEETING HELD ON

Wednesday, 4th November 2015 6.30 pm in the Council Chamber, Eye Town Hall

In the interest of early publication for residents, the council publishes its draft minutes. Draft minutes may sometimes be subject to amendment at the next council meeting before they are approved by councillors and signed by the mayor as a true record of the meeting. When using the minutes in draft form it should always be made clear that they are not the formal record of business until they are approved by full council.

Present: Mayor Cllr M Ford, and Cllrs Berry, Cooper, Evitt, Flatman, Gleissberg, Gould, N Ford, Hooton, Hudson, Molesworth, Ribchester, Robins, and also in attendance: Roz Barnett, Town Clerk, and 47 members of the public.

1) APOLOGIES AND APPROVALS FOR ABSENCE

Cllr Smith and C Byles,

2) MEMBERS DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS AND REQUESTS FOR DISPENSATIONS

No interests were declared

Before the Public session open Cllr Evitt Chairperson of the Planning Committee made some opening remarks. He explained that the Town Council had been consulted by Mid-Suffolk District Council on the outline planning application for a proposed development comprising up to 280 dwellings and a 60 bed residential care home. He confirmed that any views expressed by the Town Council must be taken into account by the Planning Authority before a decision is made, providing the points made are relevant to the determination of a planning application. Cllr Evitt stated that the final decision is made by the Mid Suffolk District Council and **not** the Town Council.

Cllr Evitt also stressed that the national legal planning framework states that there is a presumption in favour of sustainable development which means that Mid-Suffolk will have to approach the application positively despite the views of the Town. He explained that the pressure to build more housing comes from central government as there is a national housing shortage. Within these constraints he commented that the Town Council’s position has been to get the best possible development for Eye and ensure the opinions of residents were taken into account.

6.33 MEETING CLOSED – FOR PUBLIC SESSION

MEMBERS OF THE PUBLIC

- Tim Glenton expressed his disappointment with the Town Council and said he was appalled at what he saw as a pathetic response. He asked the Council to state clearly their position on the development. Cllr Gould explained that the purpose of the extra-ordinary meeting was to make a decision on the outline planning permission as the formal application had only recently received been received.
- Roy McDonald stated he was appalled at Mid-Suffolk’s disregard of the consultation process because of the significant changes in the application which were made at short notice.
- Chris Willoughby commented that housing for the next generation was required but the Town must make sure that services, facilities and the infra-structure were improved to meet the increased needs created by the new development
- Carol Johnston was concerned that the development would be a separate entity to Eye and inhabitants would not use local services.

Signed Mayor Clerk
Date

- Owen Murphy expressed concerns about health services, schools and traffic.
- Edward Harvey said that the Town’s services were stretched to capacity and could not take a 30% increase in population. He was particularly concerned with infra structure and the impact on flooding.
- Jeff Hazelwood asked the Town Council to explore whether the Care Home could be built within the buffer zone of the power plant.
- Pinky Palmer expressed her consternation on the impact of increased traffic on Langton Grove and the safety of motorists entering onto Victoria Hill.
- David Wicks said that as Eye was an aging population it was important to build affordable housing for young people. He hoped that an influx of young families would use the Town facilities.
- John Musgrave suggested that the Town Council encouraged the developer to plant additional screening along the eastern boundary.
- David Orr expressed concern about sudden inclusion of another care home.
- Merlin Carr stated that the inclusion of the Care Home was a speculative money making venture and not based on evidence of need. He stated that he would not like to see the care home be counted as affordable housing. He also raised the issue of the barn at Langton Grove and asked if this could be tackled as part of the development. He also asked the council to explore whether the path/pond by the allotments could be improved as part of the development.
- Paul Dye urged the Council not to focus too much on the care home but too challenge the overall size of the development.

6.55 pm MEETING RECONVENED

3)TOWN COUNCILLORS MADE COMMENTS ON APPLICATION

a)Cllr Gould explained that the Town Council has been engaged with Mid-Suffolk District Council and the agents working on behalf of the landowner (Pegasus) for the last 15 months. The Town Council has organised consultation events and encouraged residents to express their views on the new development. The Town Council has raised on numerous occasions all the issues that concern residents of Eye. Cllr Gould proceeded to go through the planning application appraisal which outlined the issues of concern to the public and Eye Town Council and listed how the application had responded to these concerns. (See Attached document)

In summary Cllr Gould expressed his disappointment with the application for outline planning permission as the document did not address the issues raised by the Town Council and included the surprise addition of the care home.

Cllr Flatman said that there were 98 people on the housing list in Eye and he supported the building of affordable housing however he was totally opposed to the current size of the development.

Cllr Berry stated that it was important for the Town Council to influence the development. He said that the 35% of affordable homes were important and the sudden introduction of the care home was not acceptable. Cllr Berry also expressed concerns that Mid-Suffolk did not have the capability to assess the planning application appropriately.

Cllr Hooton explained that in the past the Town Council had tried to produce a neighbourhood plan and this had been blocked by Mid-Suffolk who had refused to designate the area. The Town has been working with Mid-Suffolk in a different way to influence planning however he was disappointed with the outline planning application as there was no evidence that Pegasus had taken into account local views. Cllr Hooton was dismayed that the proposed development did not reflect the distinctiveness of Eye. He also had grave concerns about the amount of ‘reserved matters’ within the application which could give a free hand to any future developer.

Cllr Evitt expressed concern about the size of the development but felt that the Council’s role was to make the development as good as could be. He said that research evidence suggests that 42% of the residents of

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any new estate will come from within a 5 mile radius. He also hoped that the increase of residents would bring a boost to local shops and businesses.

b)Cllr Hooton proposed that the Council objects to the planning application 3563/15. This was seconded by Cllr Ribchester and unanimously agreed.

c)Cllr Hooton proposed that the delegation of the detailed response be given the Strategic Planning Committee and the clerk. This was seconded by Cllr Robins and unanimously agreed. It was further clarified that a sub group made up of Cllr Gould, Cllr Berry and the clerk would submit a detailed response that was based on the planning application appraisal and additional points raised by the public. In the submission these objections would be linked to the national planning framework.

MEETING CLOSED AT 8.23 pm

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Signed Mayor Clerk
Date