

BARROW cum DENHAM PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING HELD IN THE COMMITTEE ROOM OF BARROW VILLAGE HALL ON TUESDAY 18th October 2022

Present:

Cllr Pearson Cllr R Rawlings Cllr T Bragg	Cllr Kronbergs Cllr Ford Cllr Holmes	Cllr K Rawlings Clerk in attendance: Kat Bowe
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Minute Ref		Action
6205	APOLOGIES FOR ABSENCE Cllr Cousins, Cllr Wesley, Cllr Steer	
6206	DECLARATIONS OF INTEREST AND DISPENSATIONS None	
6207	PUBLIC FORUM <p>There were 14 members of the public present.</p> <p>One resident asked for an update on the meeting with WSC and if any assurances were given that the Neighbourhood Plan (NHP) put forward would be supported.</p> <p>It was stated that the Parish Council needed to make a decision on site selection in order to move forward efficiently and bring the NHP to a conclusion. An update on developments since the last Parish Council meeting would be given under the next agenda item.</p>	
6208	<p>To consider the recommendations of the Neighbourhood Plan Sub-Committee meeting of 25 August 2022, namely that:</p> <p>a) The Neighbourhood Plan allow for 170 new dwellings over the plan period;</p> <p>Cllr Kronbergs opened the discussion by reporting on an e-mail addressed to the Neighbourhood Plan Working Group by West Suffolk Council (WSC) officers on 4 October, in response to questions the Working Group had raised at a meeting on 30 September. He quoted extracts from the e-mail to the effect that (1) it was important to remember that the NHP was a pro-growth tool; and (2) that WSC remained of the opinion that 170 new dwellings was the appropriate number for the plan period and were not minded to withdraw their preference for 20 houses on the Denham Lane site.</p> <p>Cllr Kronbergs was sure that the Parish Council would reject this site due to coalescence with Denham.</p> <p>Moving on to recommendation (a), Cllr Kronbergs said that the Working Group had had several meetings with WSC and were clear that WSC were</p>	

not willing to move from the stated 170 houses. If the Parish Council were to persist in using a smaller number, the result would potentially open up more development. Therefore, the recommendation was to accept 170 dwellings for the NHP.

He added that, at its meeting on 13 October, the Working Group did not believe it was necessary or appropriate to meet with the developers/landowners again prior to a decision on site selection.

A vote was then taken on recommendation (a).

A motion was passed to accept the recommendation of 170 homes for the NHP. All councillors were in agreement.

- b) the site(s) allocated for development be:
- site BD13 (land off Bury Road; designated by West Suffolk Council as 3.01a) (Option B); or
 - sites BD6, BD8 and BD12 (land off Barrow Hill; being parts of the sites designated by West Suffolk Council as WS010(a), WS228 and WS1078 (Option C)

Cllr Kronbergs spoke in favour of the Bury Road option. He gave the following reasons:

- In the assessment carried out by the Parish Council's own independent consultants, AECOM, this option had come out first, ahead even of WSC's preferred option. Judged against the five criteria of biodiversity and geodiversity; climate change; landscape; historic environment; and land, soil and water resources, on his unofficial point-scoring system, it scored 28.5 points, ahead of WSC's option at 26.0 points. The Barrow Hill option had come third, some way behind, on 23.0 points.
- It had the advantage of accommodating all the new homes on just one site, as opposed to spreading them over three, as the Barrow Hill option would. This would better concentrate amenities
- It required just one new access road, as opposed to two for Barrow Hill, on opposite sides of the road
- It did not extend the village envelope, as would the Barrow Hill option
- It had been said that it threatened coalescence with Burthorpe, but he did not agree, as the easternmost edge of the site fell just west of Sharpes Hill, whereas there was already housing running further eastwards on the north side of Bury Road
- Finally, he wished to remind members that when the NP Working Group was planning for just 77 homes, the western part of the Bury Road site had been its unanimous preference

He did, however, concede that the Barrow Hill option had its merits and wished to thank the landowners involved for their speed in producing their imaginative joint proposal.

Cllr Kronbergs gave an overview of the timescales for the NHP going forward.

	<p>The NHP would remain in draft until after the next consultation ('the Regulation 14 consultation') which he suggested should take place no later than mid-January..</p> <p>The debate was then opened to all Councillors present.</p> <p>Cllr R Rawlings raised concerns over coalescence with Burthorpe and had reservations over the access road for the Bury Road site. Cllr Rawlings believed there were better opportunities for the community from the Barrow Hill site and felt that the landowners could be held more accountable as they were residents of the village. Cllr Rawlings expressed his disappointment that WSC had announced their preferred site before informing the Parish Council and were now threatening the Parish Council with additional housing if the Parish Council went against WSC's recommendation.</p> <p>Cllr Ford agreed with Cllr R Rawlings. He drew attention to a report from AECOM that initially highlighted access concerns for the Bury Road site and stressed that most people's objections would be based on what they could see from their own properties. Cllr Ford believed that the Barrow Hill sites would cause less disturbance.</p> <p>Cllr Holmes stated that the impact from traffic movement would be less from the Bury Road site. However, he did not agree with either site and had always backed the site at Church Road as it would reduce the traffic through the village and provide the school an opportunity for expansion. As this site was not being considered, Cllr Holmes stated he would abstain from voting on the site selection.</p> <p>Vote one: To remove Denham Lane as an option due to coalescence with Denham</p> <p>The motion was passed to remove Denham Lane with all Councillors in favour.</p> <p>Vote two: To vote on the site(s) allocated for development.</p> <p>Bury Road BD13 (Option B) received one vote, from Cllr Kronbergs</p> <p>Barrow Hill BD6, BD8 and BD12 (Option C) received four votes: Cllr Ford, Cllr R Rawlings, Cllr Bragg and Cllr K Rawlings.</p> <p>By 4 votes to 1, the motion was passed to include sites BD6, BD8 and BD12 (land off Barrow Hill) in the draft NHP.</p> <p>Cllr Pearson confirmed that residents could make their thoughts known at the next consultation.</p>	
6209	<p>DATE OF NEXT MEETING</p> <p>7th November 2022 in the Committee Room of Barrow Village Hall at 7:15pm.</p> <p>The meeting was closed 7:50pm</p>	

Signed: (Chairman) date.....