

WORLINGTON PARISH COUNCIL

Minutes of the Sunnica Update / Planning Meeting of Worlington Parish Council
Held on Thursday 16th June 2022 at 7:30pm, in the Village Hall, Worlington

Councillors present: Cllr. K. Lucas (KL) (Vice Chair), Cllr. A. Marshall (AM), Cllr. G. Ciantar (GC), Cllr. P. MacKenzie (PM) & Cllr. L. Osborn (LO).

Present: Clerk – Vicky Bright. Cllr. Brian Harvey – WSC.

ITEM	<p><u>Public Forum – LGA 1972, Section 100(1):</u> Three members of public were in attendance.</p> <p>The Vice Chair, Cllr. Ken Lucas asked all present to observe a minute’s silence in respect to Peter Merrick, who sadly passed away earlier last week. Mr Merrick was a dedicated member of the Parish Council for over 20 years, before his resignation in 2021.</p> <p>Items raised in the Public Forum:</p> <ul style="list-style-type: none">• Traffic Calming – Traffic surveys to commence 13th-21st July 2022, Phase 1 will include 5 Sites; 2 in Worlington & 3 in Freckenham. There is also planned an in depth survey of Barton Mills (Chalk Hill to Bell Lane & back onto the A14). Once the surveys are complete the next stage will be to consider possible traffic calming in the villages and worse affected areas.• The Jubilee event went well and was well attended, thanks were given to those who organised it, gave funding and thanks were offered to the Cricket Club, Worlington Hotel and DKWS Ceramics. The Blessing of the Jubilee Commemorative Tree by the Village Sign will be held on 21st August 2022 at 10:45am, before the Church Service.• The Clerk was asked to write to 1 The Paddocks asking them to cut back the hedges/vegetation encroaching on the footway.
22/6/1	<p><u>Accepted Apologies for absence – LGA 1972, Section 85(1) and (2):</u> Cllr. N. Foster & Cllr. S. Foster.</p> <p><u>Absent:</u> None.</p>
22/6/2	<p><u>Members Declaration of Interest (for items on the agenda) – LGA 2000 Part III:</u> Cllr. MacKenzie declared an interest in Items 5.1. & 5.7. Cllr, N. Foster and Cllr. Osborn declared an interest in Item 5.2.</p>
22/6/3	<p><u>To Approve the Minutes of the Annual Parish Council Meeting held on 5th May 2022:</u> <u>Resolved 22/6/3.01</u> The minutes of the Annual Parish Council meeting held on 5th May 2022 were adopted as a true statement by all members and were duly signed by the Vice Chairman (KL).</p>
22/6/4 i)	<p><u>External Forum:</u> County Councillor Report</p>

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Cllr. Lance Stanbury sent his apologies.

ii)

District Councillor Report

Cllr. Brian Harvey gave a report; See Full Report in **Appendix 1**.

- The new Chair, Vice Chair and two Deputy Chairs have been elected for West Suffolk Council.
- Local Plan update – The public consultation is now open with a deadline of 26th July 2022, public can view and residents can find out more and have their say by visiting our virtual exhibition at <https://westsuffolk.exhibition.app/>. They can also come along to any of our public exhibition events – See Item 5.6 for further details and the PC website.
- The Council Tax Rebate of £150 for properties in Bands A-D will now be deducted off council tax bills for those who haven't yet applied for the refund.
- It is vital that if residents have concerns or objections on any planning applications, that they copy in the PC with their concerns as well as submitting to the LPA.

22/6/5

i)

PLANNING (For information):

Sunnica Energy Farm Update

Cllr. MacKenzie advised that letters had been sent from Sunnica to every household, advising of a delay due to proposed changes to the grid and battery stations. Two public exhibitions are to be held explaining the changes; Wednesday 22nd June 2022 3:30-7:30pm at Mandeville Hall, Burwell and Thursday 23rd June 2022 2:30-6:30pm at Chippenham Village Hall. Both Cllr. Brian Harvey, WSC and Cllr. Lance Stanbury, SCC will be attending the Chippenham exhibition. It was advised to contact and submit to Sunnica directly 6th June-6th July. Cllr. MacKenzie is to draft and submit a response on behalf of the PC.

The Action Group has asked residents to fill out the Multiple Choice Questionnaire on their website, which has been requested by the Legal Representative they have consulted. They are also advising residents to check that their registration with the Planning Inspectorate has been recorded and acknowledged.

Resolved 22/06/5.01

It was agreed to fully support the Acton Group and objections to the current Sunnica proposals.

ii)

Worlington Neighbourhood Plan Update (LO)

The Vision Statement draft has now been done and is to be agreed at the next meeting of the Working Party on Thursday 23rd June 2022. The Landscape Reports have now been received. It is hoped public consultation on the plan will be at the latest in March/April 2023. The Local Plan draft under consultation has confirmed that there are no identified/allocated sites for development in Worlington.

iii)

Update on Boundary Change (WSC) – Turnpike Estate (Red Lodge PC/WSC)

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The change is now under public consultation; we have until 30th June 2022 to make comments. To provide your feedback please complete our online survey: [West Suffolk Council Community Governance Review \(smartsurvey.co.uk\)](https://www.smartsurvey.co.uk) For more information and to take part in the consultation visit [Community governance review West Suffolk District 2021-22](#). If you have any queries regarding the Community Governance Review then please email cgr@westsuffolk.gov.uk.

The draft recommendations are as follows:

(1) The boundary between Red Lodge Parish Council and Worlington Parish Council be amended as indicated on the attached map to include the properties on Chase Avenue (and properties on streets accessed from Chase Avenue) in the Red Lodge parish area.

(2) The Local Government Boundary Commission for England be asked to amend the Red Lodge district ward boundary and the Newmarket and Red Lodge county division boundary so that they are coterminous with the parish boundary.

The reasons for the recommendations include:

- 1. local preference (the proposal was made by both Red Lodge Parish Council and Worlington Parish Council)*
- 2. the recommendation potentially offers parish boundaries to reflect the identities and interests of local residents and offer them more effective and convenient local government.*

The latest estimate of electorate change will be used to calculate the impact of the consequential change to the district warding arrangements on electoral equality. The electorate forecast is only a guide figure and is produced using the councils 5-year housing land supply document. The recommendation impacts on 113 existing properties with 153 electors in total. A further 38 units are planned with a forecast of 57 more electors by April 2026. The forecast electorate for Worlington Parish Council at April 2026, to reflect the recommendation, is 386 and for Red Lodge Parish Council it is 3782 electors.

iv) **Update on Church Lane Enforcement EN/21/0237**

The Clerk advised that the most recent communication from the Enforcement Officer said that due to a heavy workload she had been unable to pursue the matter any further. It was agreed that the Clerk would forward all communication on the issue to Cllr. Harvey who would follow up with the enforcement team at West Suffolk.

v) **West Mildenhall Development Update**

The virtual briefing due to be held this evening was cancelled and has been rescheduled for 22nd June 2022 at 7pm, Cllr. N. Foster has confirmed he will attend.

vi) **West Suffolk Local Plan Update**

Residents across West Suffolk can have their say and shape the future of where new homes can be built and where employment growth may take place. The West Suffolk Local Plan, which covers the period up to 2040 and will be used to decide planning applications, will guide where land such as

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countryside is protected as well as where development for new housing or land for employment can take place. The local plan also contains the policies that will secure the delivery of affordable housing, new play areas, green public open space, health and education facilities, and transport provision. But first the creation of a local plan must go through several stages of public consultation as set out by the Government. The West Suffolk Local Plan, which is still only a draft, has completed its first stage of public consultation to discuss the issues and options. This is the second round of consultation. The first consultation, together with national guidance and emerging evidence, has led to a refined set of sites and policy parameters that the council is now seeking views on. To get to this point some sites have been dismissed while others have been included and the Council is seeking feedback on both. As part of this consultation, the council is also carrying out a 'call for sites' to ensure it has explored all possible options before it concludes the sites selected for the final draft local plan, which is due to go out to consultation next year. The document also includes policy parameters for how development will address climate change, increase biodiversity and aid people's health and wellbeing including through homes that can adapt to support people's changing health needs as they grow older. In total, the Government has identified that 15,200 more homes will be needed in West Suffolk by 2040 to meet future housing needs. Some 8,600 of these already have planning permission which leaves land for at least 6,600 homes to be identified through the new local plan. The preferred options stage includes land for 7,134 homes – this is because the Council must over allocate to provide a level of choice and certainty that it will meet its housing needs. The preferred options are made up of new sites as well as sites in the existing plans of the former St Edmundsbury Borough and Forest Heath District councils that are yet to gain planning permission, and which are now being reassessed as part of this new local plan. Of the land identified for the 7,134 homes, only 2,600 of these homes are on new sites that have been put forward.

The preferred options consultation will run to 26 July 2022 and residents can find out more and have their say by visiting our virtual exhibition at <https://westsuffolk.exhibition.app/>

They can also come along to any of our public exhibition events taking place in the following towns and villages below.

Venue	Date	Time	
Barrow village hall – main hall	Wednesday 8 June	3pm to 7pm	
Brandon market	Saturday 9 July	9am to 1pm	
Bury St Edmunds – The Apex	Saturday 11 June	10am to 4.30pm	
Bury St Edmunds market	Wednesday 29 June	9am to 4pm	
Clare market	Saturday 18 June	9am to 1.30pm	
Haverhill market	Saturday 2 July	9am to 3pm	
Ixworth village hall – main hall	Friday 24 June	3pm to 6.45pm	

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Kedington community centre – committee room	Friday 10 June	3pm to 7pm	
Lakenheath Peace Memorial Hall	Thursday 30 June	3pm to 7pm	
Mildenhall Hub	Saturday 25 June	9am to 4.30pm	
Newmarket - The Guineas shopping centre outside the library and The Pantry	Tuesday 14 June	9am to 3pm	
Newmarket - The Guineas shopping centre outside the library and The Pantry	Saturday 16 July	9am to 4.30pm	
Red Lodge Sports Pavilion	Wednesday 22 June	3pm to 6.30pm	
Stanton Village Hall - small hall/lounge	Thursday 16 June	3pm to 7pm	

Alternatively, residents can email planning.policy@westsuffolk.gov.uk or phone 01284 757368 to find out other ways that they can participate.

Cllr David Roach, Cabinet Member for Planning at West Suffolk Council said: “Having a local plan in place is vital. Without it, development will still happen, but our communities and the council will have less of a voice. Without it we won’t be able to prevent inappropriate, speculative development from taking place. Without it we can’t offer as much protection to greenfield sites and the countryside while there would also be fewer safeguards to stop employment land being used for housing. And we could well end up with other inappropriate garden, infill and other development that negatively impacts on communities.

“The local plan is crucial to meeting housing needs, so our communities have somewhere to live, that homes are built to good quality and are adaptable to support people’s changing health needs as they get older. It is also key to ensuring land is allocated for different types of businesses, supporting their ambitions and with it jobs and the future of our communities.

“That’s why it is important that people to have their say. It’s your future, your say, your West Suffolk.”

This consultation on the preferred options will lead to further changes to the draft local plan and will followed by another public consultation next year on the “submission” draft of the plan. Finally, the plan will be submitted to the Secretary of State who will then appoint a Planning Inspector to carry out an independent examination – and it is only after the Planning Inspector has found the plan acceptable, that the local plan can be recommended to a meeting of the council to seek its adoption.

Alongside the public consultation, the Council is also issuing a further call for sites. This is because the last call for sites did not generate enough smaller housing sites of one hectare or less to

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comply with national Government policy, and to ensure a wide choice of employment sites to meet the demand established in an employment land review. The Council will also issue a call for sites specifically to identify land for Gypsies, Travellers and Travelling Show people. The Council has statutory duties and an assessment is being undertaken with some initial findings indicating accommodation needs.

(For Consideration:)

vii)

DC/22/0796/FUL – two dwellings (following demolition of existing dwelling). Location: 5 Freckenham Road, Worlington

Resolved 22/06/5.02

It was agreed to submit a Holding Objection on the following grounds;

-The proposed development would be clear over development of the plot and is not in-keeping with the local character, which we feel contravenes Policy DM2 (JDMPD).

· The proposals are in contravention of Policy DM 22 (JDMPD) for several reasons; the proposed garage nearest the far left proposed dwelling will greatly affect the safety of vehicles accessing and exiting the site, due to its effect on the visibility splay on what is an already very dangerous corner; with historical issues with speeding vehicles. The parking needed for the extra cars will also limit the access to the site, meaning that vehicles will almost certainly have to reverse out on to the main road, again near a dangerous corner.

· The lack of footway is also a concern.

· There is also the consideration of where construction traffic will park, unload etc. Thus, more risk of visibility impairment and safety concerns for traffic on the main road and coming to and from the already dangerous corner.

It is our suggestion that Highways come out to do a full on site assessment and submit their findings.

22/2/6

i)

POLICY:

Adoption of New Model Code of Conduct (NALC)

Resolved 22/06/6.01

The new Suffolk Code of Conduct was formally adopted by the Council and duly signed by the Vice Chair, Cllr. K. Lucas.

ii)

Adoption of Updated Model Standing Order 18 – Procurement

Resolved 22/06/6.02

It was agreed to adopt the new Standing Order 18 – Procurement and include it in the Parish Councils Standing Orders.

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Next meeting: Full Council meeting to be held on Thursday 14th July 2022 at 7:30pm, in the Village Hall.

Meeting closed at 8:36pm

Signed: *N. Foster*
Chair, WPC

Date: 14th July 2022