

STURMER PARISH COUNCIL

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Minutes of the **PLANNING MEETING OF STURMER PARISH COUNCIL** held at **STURMER VILLAGE HALL** on **08 AUGUST 2023 AT 7:30 PM**

COUNCILLOR	IN ATTENDANCE
Cllr Diana Garrod (Chairman)	YES
Cllr Alan Carter	YES
Cllr Terrie Jones	YES
Cllr David Porth	YES
VACANCY	
VACANCY	
Cnty Cllr Peter Schwier	NO

CLERK – Ian Brown – not present

0 Member(s) of the public

23/045	NOTE AND APPROVE APOLOGIES FOR ABSENCE No apologies received
23/046	INVITE ANY DECLARATION OF INTEREST FOR THIS MEETING No interests declared
23/047	REVIEW & COMMENT ON CURRENT PLANNING APPLICATIONS/APPEALS <i>26/07 12:31</i> Ref. 23/01893/ODC (BDC) – DC/23/1127/FUL (WS) Out of District Consultation from West Suffolk Council for :Installation of a renewable energy scheme comprising ground mounted photovoltaic arrays with associated substation, invertors, landscaping, biodiversity enhancement areas, fencing, access gate and ancillary infrastructure - Water Hall Farm, Waterhall Road, Wixoe Comment date 23 August 2023 OBJECTION – Unanimous on the following grounds:- The site location lies within the centre of the Stour Valley Project Area and is an area of particular beauty; hence the Stour Valley Path which was produced by the Dedham Vale AONB; this site being within their much aspired ‘Project Area’. In 2020 Alison Farmer Associates produced a Valued Landscape Assessment for the Stour Valley Project Area (on behalf of the Dedham Vale AONB) which included the area in which this site sits. The National Planning Policy Framework expects local authorities to protect and enhance valued landscapes and sites of biodiversity and recognise the character and beauty of the countryside and the benefits of the best and most versatile farmland in the policies and decisions. It is not in the Local Plan and will cause visual harm, harm to this treasured amenity, Public Rights of Way, Bridleways and By-Ways, and harm to the openness of the landscape. No consideration has been given to the impact of the noise from the 10 inverters this will have on the horses whilst riders are using the Bridleways. The wild birds at the Mere include Herons, Swans (a protected species), Wild Geese and Egrets; the glint and glare will cause them confusion and harm. The Core Strategy Development Plan Document (DPD) was adopted on 14 December 2010 and now forms part of the Local Plan for the former St Edmundsbury Borough Council area. The Core

	<p>Strategy sets out the vision, objectives, spatial strategy and over-arching policies for the provision of new development in the area up to 2031. This application goes against Policy CS2 with states ‘D) Conserving and, wherever possible, enhancing the character and quality of local landscapes and the wider countryside and public access to them in a way that recognises and protects the fragility of these resources.’ The cumulative effect of large numbers of solar farms in this area are dramatically altering views of the countryside and the key features that punctuate it.</p> <p>The site sits within very good quality agricultural land. The NPPF requires local planning authorities to take into account all the benefits of the best and most versatile agricultural land. This solar farm will have a harmful impact on the UK’s food security.</p> <p>The transport route via Ains Ford is problematic; extremely narrow. It regularly floods and is often closed.</p> <p>The applicants have not identified all properties which will be impacted by glint and glare. They have excluded all properties in Linnetts Lane (Essex). Mere Cottage is approximately 350 yards from the site and will be affected by glint and glare, as will others in Linnetts Lane, Sturmer. The applicants have also not identified listed buildings in Essex, whilst again, 3 are situated in Linnetts Lane, Sturmer; approximately 350 yards from the site. Most of the properties that will be impacted by this development sit in Essex and yet little or no attention has been paid to these properties by the developers.</p> <p>The applicants documents specify 10 inverters, which are very noisy. Noise assessments have been included for Suffolk properties, but not for Essex properties (e.g. Linnetts Lane, Sturmer). It is understood that Water Hall Farm House will be exposed to approximately 45 DBA’s. However, the applicants have decided to exclude this property, which is the closest to the site. No consideration has been afforded to future residents of this property during the next 40 years of the life of the solar farm.</p> <p>Should this application be successful, Sturmer Parish Council would like to request a pre-commencement condition for the planting of native deciduous tree saplings (over 3ft tall), such as Rowan and Hawthorne, where the developer has indicated that trees will be planted in the submitted plans, and that the developer undertakes to replace any which do not survive with new saplings of the same species within a period of no more than 8 weeks.</p> <p>25/07 14:43 Ref. 23/01774/FUL Retention of change of use of land from agricultural land to part residential garden, part paddock. Retention of outbuilding and proposed changes to outbuilding including change in roof form, changes to fenestration and erection of extension. Erection of boundary treatment. - Jacksons Barn , Kedington Road, Sturmer Comment date 22 August 2023</p> <p>NO OBJECTION - Unanimous</p>
23/048	ITEMS OF REPORT TO BE NOTED OR ADDED TO NEXT COUNCIL AGENDA None at present
23/049	DATE OF NEXT MEETING – 05 SEPTEMBER 2023 – CLOSE Meeting closed at 20:08

Signed.....Date.....