

Shadingfield, Sotterley, Willingham and Ellough Joint Parish Council

Minutes of the Extraordinary Parish Council Meeting
held at Shadingfield Village Hall on 24 August 2022 at 7.00 pm

Present:

Councillors C Ellis (Chair), Chipperfield, R Ellis, Drane, London, and Sheldrake.

In attendance:

Mr S C Blackburn (Clerk) and 18 members of the public.

22.127 The Chair welcomed everyone to the meeting and advised that the Council would not be recording the meeting. She asked that anyone planning to record the meeting by phone or other media should say so in order that anyone not wishing to be recorded could say so. No one present indicated that they intended to record the meeting.

22.128 Apologies for Absence: Cllr Blunn (holiday), Cllr Gartley (family reasons) and Cllr Potter (unwell).

RESOLVED: that the apologies be accepted.

22.129 Declarations of Interest and Requests for Dispensations: None.

22.130 Public Participation:

A member of the public referred to an email to Iain Robertson from Natural England which stated:
Following our previous response dated 13th September 2021 (ref: 365753), our interim internal guidance relating to air quality screening thresholds (including ammonia) has changed. In regard to SSSIs we will be applying the previous 4% screening threshold used in relation to agricultural development planning applications in Norfolk and Suffolk.

- *In regard to European sites (SPA, SAC and Ramsar), we are still applying a 1% in combination threshold at the screening stage for all planning casework as stated within our previous response (ref: 365753).*
- *We advise that the applicant should revise the Ammonia report submitted on the 27th January 2020 (dated 1st February 2019) to reflect the above screening criteria.*

A resident drew the attention of the meeting to the recently published report by Ricardo, apparently commissioned by East Suffolk Council (ESC) which was not supportive of the application. He also drew attention to a YouTube video recording of the ESC meetings which had been taken down from the ESC website. He felt that they demonstrated the poor level of debate and understanding when the application was originally discussed and approved. He had submitted a Freedom of Information request for the videos to be reinstated for public inspection.

22.131 Planning Applications:

DC/22/2800/FUL – Proposed new industrial unit at Ellough.
Although appropriate to the site and consistent with nearby buildings, no specific purpose had been advised. It was RESOLVED that no objection would be lodged but to comment that this was subject to the use of the building, the nature of waste generated and its disposal (if any) and to consider the traffic levels and to consider the value of fitting of solar panels should be considered.

DC/22/2873/FUL – Revised garage plan at True Reward, London Road, Shadingfield
As there was no obvious detriment to neighbours, it was RESOLVED not to object to the proposals

DC/19/2195/FUL – Proposed Intensive Poultry Units and land adjacent to West End Farm
The following comments were made:

The new information recently loaded to the ESC planning portal:

- Ricardo Energy and Environment – Odour Assessment
- Redmore Environmental Ltd – Ammonia Assessment
- Durrants – Addendum to Environmental Statement

The applicant's agent has formally requested ESC to reconsider the application.

- The Chair referred to previous detailed written objections and comments made on behalf of the Council that are on the planning portal dated 20.5.2021, 4.9.2020 and 19.2.2020. There are also other documents on the planning portal with unresolved outstanding matters as shown below
- The Ecology Report dated May 2019 and other reports are now out of date and will need to be revisited
- Repeated requests by Suffolk CC Highways to see swept paths for the junction of Mill Lane and the A145 have been ignored or brushed aside and the proposed passing places are not fit for purpose.
- The negative impact on Moat Farm recognised by (and formal objection from) Historic England had not been properly considered
- Environmental concerns, notably noise, traffic and odour had not been addressed
- There remain discrepancies in the operating hours; at the Planning Committee meetings it was explicitly stated that (against the request of the Parish Council) this would be a 24/7 operation; when the applicant applied for their Environmental Permit later in 2020, the application stated it would be a daylight hours operation (usually 8am – 6pm).
- In the opinion of the Parish Council, the four issues raised by the Judicial Review that overturned the original decision by ESC to permit this application have not been properly addressed and therefore the application should not be permitted.
- Natural England had requested further information and indicated that they may object to the proposal if such information is not submitted (documents dated 13.9.2021 and 15.12.2021 on the planning portal).

The Parish Council will therefore urge ESC to reject the application on these material considerations.

Cllr C Ellis urged all residents to write again individually to record their opposition

Cllr R Ellis referred to the judicial review which rejected the application. ESC should be advised that there is appetite and funding in the community for a second judicial review if they are minded to approve the application without ensuring the outstanding issues from the previous are properly addressed.

A resident expressed concern that additional documents may be loaded at any time and urged residents to be aware of this. It was pointed out that members of the public can register their details with ESC and would then be advised of any updates.

Cllr London presented a number of letters that had been passed to her from residents who remain opposed to this development but who were unable to attend the meeting in person; these were passed to the Clerk and will be represented in our next communication with ESC on this matter.

A resident asked if an appropriate Manure Management plan had been presented; there was no new documentation on the planning portal for this.

It was RESOLVED unanimously to summarise and reference previous correspondence from this Council, Richard Buxton Solicitors and the many residents who oppose this application in a further letter to ESC opposing the application and urging them to refuse the application citing the material planning considerations that the proposal fails to address, and to notify ESC of this Council’s wish to address the Planning Committee if the application is put before them for consideration a third time.

Cllr C Ellis will exercise her right to speak at any ESC planning meeting at which the application will be considered.

22.132 Items for discussion at the next meeting

- Litter pick
- Picnic (10 September), to be the subject of a special meeting

22.133 Date of next meeting: Wednesday 21 September 2022 at 7.00 pm.

The meeting closed at 7.35 pm.

_____ Chairman

_____ Date

Chair _____ Clerk _____ Date _____