

**LITTLE BLAKENHAM PARISH COUNCIL EXTRAORDINARY MEETING
MONDAY 20th JUNE 2017 AT 7.30 PM IN LITTLE BLAKENHAM
VILLAGE HALL**

PRESENT: Wally Binder (Chairman), Stephen Clark, Barry Palmer.

Janet Gobey (Clerk).

The Chairman opened the Meeting at 7.30 pm with a welcome to those attending.

1. APOLOGIES FOR ABSENCE

Cllr Whurr – holiday. Councillors approved this.

Cllr. Mehra – business trip. Councillors approved this.

Cllr. Wright – other meeting. Councillors approved this.

Cllr. Latham – working. Councillors approved this

2. Declarations of any pecuniary and non pecuniary interests.

a. Councillors declaration of interest appropriate to any item on the Agenda.

None.

b. To receive written requests for dispensations for disclosable pecuniary interest (if any).

None

c. To grant any requests for dispensations as appropriate.

None.

3. Open Forum

No members of the public were present, so Councillors agreed to move to Item 4.

4. To consider the following planning applications:

Application no. 4494/16.

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

Councillors discussed various areas of concern for Little Blakenham:

Surface/storm water – it is not clear exactly what the proposals for this involve, as they lack clarity and detail. The site is divided into five areas and it states that Area1 will go to local discharge, but does not state exactly where the surface water discharge point is planned to be. The flow rate is assumed to be 4.6 litres per second per hectare. The area is unknown, so it is impossible to calculate the flow rate going to this point. However, it is clear that this is a very large amount of water to be discharged during spells of heavy rain. More details are necessary. Councillors were concerned that the soakaways would not be able to cope at the maximum expected flow rate to be discharged. The main ditch for discharge of surface water from the site runs down to Little Blakenham. This ditch has a number of limited flow points and too much water being sent into it from the site presents a threat of flooding to properties in the Beeches and also a risk to residents.

There should be a condition attached to any agreement that, if the soakaways are overwhelmed, there will be no pumping of water out of the soakaways into local ditches.

The boreholes could present a risk of contamination to local boreholes which supply a number of private houses in the area of the site. There is also a risk of contamination from the base of the ski slope being located ten metres underground.

This is a concern that the developer has not addressed and should be raised by MSDC as a part of their duty of care to local residents.

The soakaways also present a risk of contamination to the Anglian Water pumping station at Baylham. The proposal mentions improvements to the pumping station. These should be clarified and assessed by Anglian Water before any approval and must be in place before the site opens.

Sewage – Councillors noted that the proposals to build a treatment plant on the site had been dropped and it was now proposed to pump into the main sewer for the Cliff Quay catchment. Councillors felt this was good idea in principle, but noted that the sewer is already at full capacity. There no proposals in place for improvements to the sewer. Councillors agreed that proposals to improve the sewer should be drawn up and then be sent to the relevant authority for approval. These should be put in place before the site opens.

Traffic on the B113 - there already problems with the amount of traffic using this road and the A14 junction at Claydon. The SnOasis development would make this problem much worse and there does not seem to be any official acknowledgement of this concern. Councillors agreed that the extra traffic from SnOasis and other local developments would mean more traffic on the B113 and through Bramford and Sproughton. Councillors felt that road improvements in Claydon and Great Blakenham (including the junction with the A14) and along the B113 should be put in place before the site is opened.

Councillors questioned how and why MSDC Planning have been able to delink the application for the Great Blakenham Station from the SnOasis application, as this would have been a positive outcome for local people.

Councillors discussed the amount of material that would be excavated from the site. The application states that 80% will be used on site for landscaping etc., but there was concern about the remainder. If it is to be removed by lorries, it will add considerably to the amount of construction traffic on already overstretched roads.

The developer should supply information about where exactly on the site the 80% will be used and also clarify the arrangements for the removal of the other 20%.

Councillors agreed that the developer should be asked for more information about the environmental mitigation proposals, including a realistic time table.

The Chairman closed the Meeting at 8.18 pm with thanks to those attending.