

Bulmer Parish Council

DRAFT Minutes of the Extraordinary Bulmer Parish Council meeting held at Bulmer Village Hall on Monday 12th August 2024 at 19:30.

Members of the press and public are welcome to attend.

Present: Cllrs P Paxton, J Morris, A Crawshay, R Raymond

In the Chair: Cllr R Raymond

Also in attendance: CCllr D Holland and 10 Member of the public (MOPs)

1. Apologies for absence: Cllr R Burke, D Burke and S Rowe.
2. Disclosure of Pecuniary Interest: item 6 agenda Cllr R Burke, D Burke and S Rowe did not attend the meeting due to Pecuniary interests.
3. Public Question: 15 minutes time allowed for this time:
 - Mike Crome asked the council who was taking the minutes, Cllrs R Raymond explained that Bethan Paxton had volunteered to take the minutes.
4. Cllr R Raymond welcomed Cllr J Morris as a parish councillor.
5. CCllr D Holland explained the planning process for Braintree District Council in preparation for Local Plan 2041 “Call for sites” to the public.
6. a) Planning Applications: Member of the parish council to review and approve comments to be submitted to Braintree District Council.

Application Number	Address	Request	Council Decision
BULM2055	Land Adjacent to Griggs Farm, Bulmer Street, Bulmer	Self and Custom Build	A house has already got planning at the front of the proposed area and there is a listed building next door therefore no access will be available, and it would be subject to backland development. This site as all others is subject to sustainability issues as the village is classified as tier 3.
BULM2056	The Bungalow, Bulmer Tye	Housing	The proposed site is directly off the A131 and is a known accident blackspot. Historically the site has planning applications declined for a house. The proposed site is currently listed as a ‘Brown Site’.

Application Number	Address	Request	Council Decision
BULM2057	Land at The Old Piggeries, Hedingham Road, Bulmer Tye	Self and Custom Build	The proposed land is outside the buildup area and so does not constitute as infill development and actively serves as 'countryside' The site is majorly outside the 'Village Envelope for development' This site has sustainability issues as there is no footpath and would require the use of a motor vehicle to access facilities.
BULM2058	Land North of Ranworth, Church Road, Bulmer	Housing & Self & Custom Build	Sustainability issues include no footpath for access to the school and other facilities require the use of a motor vehicle. Historically, planning applications have been declined for housing development (no significant changes to the site have occurred since the last rejection) Building on this site would defer amenities of the church and surrounding areas by removing a visually appealing landscape.
BULM2059	Land Adjacent to Ryes Lane, Bulmer Tye	Housing	This site has sustainability issues as facilities would require the use of a motor vehicle as there is no regular bus service, the footpath to Sudbury stops halfway down Ballingdon hill and would require crossing the A131 road
BULM2060	Land North West of Beggars End, Finch Hill, Bulmer	Housing, Self & Custom Build & Affordable Housing	Finch Hill is a hamlet, this proposed site would mean that it would no longer be an hamlet. This site would constitute as ribbon development. The site also falls under the umbrella of 'countryside'. Sustainability issues include no access to facilities without the use of a motor vehicle. The proposed site is also outside the 'build up area' and village envelope.

Application Number	Address:	Request	Council Decision
BULM2061	Land West of Thorncroft, 22 Batt Hall, Kitchen Hill, Bulmer	Housing, Self & Custom Build & Affordable Housing	<p>Kitchen Hill is a hamlet, this proposed site would mean that it would no longer be an hamlet.</p> <p>This site would constitute as ribbon development.</p> <p>The site is also falls under the umbrella of 'countryside'.</p> <p>Sustainability issues include no access to facilities without the use of a motor vehicle.</p> <p>The proposed site is also outside the 'build up area' and village envelope.</p>
BULM2062	Land Adjacent Kitchen Hill, Bulmer	Housing, Self & Custom Build & Affordable Housing	<p>The site is also falls under the umbrella of 'countryside'.</p> <p>The proposed site is outside the 'build up area' and village envelope.</p> <p>This site would be a detriment to the village as one of the main characteristics of the village is that is divided into two main parts on the village and with small clusters of houses dotted around the 'countryside'.</p> <p>This site would join Bulmer with Sudbury Suffolk together and so cause a loss of identify for the village. It is also one of the furthest points away from the village school and there is not a safe active route to the school from this part of the village without the use of a motorised vehicle.</p> <p>Potential access to this site would either be from kitchen hill in which vehicles speed on or from Sandy Lane which is a single-track road.</p>
BULM2063	Land East of Church Road, Bulmer	Housing, Self & Custom Build & Affordable Housing	<p>Sustainability issues include no footpath for access to the school and other facilities require the use of a motor vehicle.</p> <p>This site is situated on a busy junction with limited visibility and vehicles approach the junction at speed.</p> <p>The site would be ribbon development and is outside on the village envelop.</p>

Application Number	Address:	Request	Council Decision
BULM2064	Land East of Smeetham Hall Lane, Bulmer	Housing, Self & Custom Build & Affordable Housing	The development site is outside of the village envelop and would be ribbon development. The road is also single lane road with only a few passing areas. There is no footpath for safe and active travel. Sustainability issues include no access to facilities without the use of a motor vehicle.
BULM2065	Land West of Smeetham Hall Lane, Bulmer	Housing, Self & Custom Build & Affordable Housing	The development site is outside of the village envelop and would be ribbon development. The road is also single lane road with only a few passing areas. There is no footpath for safe and active travel. Sustainability issues include no access to facilities without the use of a motor vehicle.
BULM2066	Land South of Bulmer Street, Bulmer	Housing, Self & Custom Build & Affordable Housing	The proposed site is outside the 'build up area', falling under the umbrella of 'countryside' and is outside of the village envelope. The development would be ribbon development. The road is also single lane road with only a few passing areas. There is no footpath for safe and active travel. Sustainability issues include no access to facilities without the use of a motor vehicle.
BULM2067	Land West of Church Road, Bulmer	Housing, Self & Custom Build & Affordable Housing	This development site is outside of the village envelop and would be ribbon development. There is no footpath for safe and active travel. Sustainability issues include no access to facilities without the use of a motor vehicle. This site would be a detriment to the village as one of the main characteristics of the village is that it is divided into two main parts with small clusters. This would join the two parts of the village together.

Application Number	Address:	Request	Council Decision
BULM2068	Land North of Hillcrest, Church Road, Bulmer	Housing, Self & Custom Build & Affordable Housing	This development site is outside of the village envelop and would be ribbon development. There is no footpath for safe and active travel. Sustainability issues include no access to facilities without the use of a motor vehicle. This site would be a detriment to the village as one of the main characteristics of the village is that it is divided into two main parts with small clusters. This would join the two parts of the village together.
BULM2069	Land North of Flint Cottage, Church Road, Bulmer	Housing, Self & Custom Build & Affordable Housing	This development site is outside of the village envelop and would be ribbon development. Sustainability issues include no access to facilities without the use of a motor vehicle.

b) Planning Application summary

The council concluded that:

All proposed sites have sustainability issues due to the tier 3 status of Bulmer Village and would have a cultural and environmental impact on the local area. Plot BULM2055 was seen to have the least areas for objection but is unsuitable due to current accepted planning for a property at the front of the proposed area causing a backland development situation if it was to go ahead.

Many of the proposed sites were seen to act in contrary to the national planning framework which states 'the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Majority of the sites proposed fall outside the village envelope and fall under the category of 'Countryside' which development is limited to protect natural beauty.

Many of the sites put forward have previously been denied planning permission, to our knowledge, these sites have not changed in any which way since the last planning permission was denied.

Date of next Ordinary meeting on Monday 16th September 2024 at Bulmer Village Hall

Meeting closed at 21:00