Notes of Meeting with West Suffolk Planning Officers on 2 March 2021 in respect of planning application DC/19/2481/OUT

Present – Chair – Cllr Francis Hart (FH)

Cllr B Smithson (BS)

Cllr A Shelton (AS)

Marianna Hall – Senior Planning Officer (MH)

David Burkin – Development Implementation/S106 Monitoring Officer. (DB) Julie Barrow – Principal Planning Officer (JB)

Jim Thorndyke – District Councillor (JT)

**MH** - Meeting to discuss the open space requirements should the development go ahead.

**JB** - Recommendation is for refusal at this stage. Application is only for outline so not possible to calculate exact amount that would be required from them until the full plans had been submitted

**DB** -Expectation that the contribution required from Bloor based on the number of dwellings proposed should be well over £200,000 and more like £250,000 to £300,000.

Parish Council needs to be creative and identify a project and the aim would be to get agreement from Bloor before the Section 106 is signed as there would be less chance of the Inspector not agreeing with the contributions should the development go to appeal.

Any project must be achievable – i.e would the Recreation Ground be suitable for the project regardless of access issues? Could the current facilities i.e the Village Hall be extended to accommodate changing facilities?

**FH** - Yes but access still an issue and would be better from A143/development.

**FH** - Proposed projects for Parish Council –

* MUGA/Multi sports – region of £150,000 - £200,000
* New Sports pavilion to provide new changing facilities to include females and disabled changing – could be up to £750,000
* New entrance to Recreation Ground from A143 and car parking facility – cost not known
* Electric vehicle charging points – up to £50,000

These projects in the very early stages of planning – no detailed costings available.

**MH** - Bloor would be asked to deliver a footpath across the Recreation Ground from the development. However, it had not been established how/who would maintain this in the future especially if it was a lit and metalled pathway. If no path was provided then it was likely a ‘natural’ path would emerge as residents short cutted to the village.

**FH** - This path would only benefit the development and had not yet been agreed by the Parish Council.

Not yet been established that allotments are required for the Village which currently has an allotment site which is underutilised.

**DB** – Allotments requirement would have to be decided by Parks/open spaces team at West Suffolk.

At this stage a fully costed project is not required, just confirmation that the scope for spending the S106 money is there.

Parish has been offered £50,000. Acceptance of this would not affect the requirement of s106 and it is likely that the developer would withdraw that offer if they were required to contribute £250,000 as well. The £50,000 would not be taken into consideration by West Suffolk.

**AS** - Could Bloor be requested to build a new pavilion in lieu of S106?.

**DB** - This could be done but was unlikely to be agreed by them. They could only be asked for a fair and reasonable contribution i.e. about a third of the cost of the pavilion if it was to be around £750,000 as the amount of new houses benefiting would be around a third of the village

Logical place to spend any S106 would be the Recreation Ground at Stanton but in the event that it could not be spent within the time limits then West Suffolk may use the money to contribute to sports pitches being provided in Bury St Edmunds.

Parish Council should continue to work on possible projects and obtain baseline projections of costs.