


**Minutes of the Meeting
between Developers and Residents re Chapel Road Development
held by Video Conference at 7pm on Monday 10th May 2021**

Present: Mr Ian Watson, Mrs Frances Bullard, Mr John Stammers, Miss Alison Evans, Ms Fiona Anderson, Mr Keith Perry, Mrs Rita Perry, Mr Simon Forder, Cllr Annette Dunning, Mr David Fletcher, Mr David Reeves, Ms Valerie Barber, Mr Mark Nolan (Chaplin Farrant), Mrs Lucinda Hutson, Mr Kevin Cross, Mr Chris Mead, Mr Trevor Oram, Mrs Lindsay Hanger, Mrs Rosie Carter, Ms Claudia Osbourne, Mr Roger Middleditch, Mrs Joni Tallamy, Mr Greg Tallamy.

		ACTION
	Mr Watson welcomed all and reminded everyone that the meeting is not a Parish Council Meeting but a public meeting to facilitate residents questions to the Developer, it is not being recorded.	
	<div style="text-align: center;">  <p>Chapel Road Development Present</p> </div> <p>Updated Presentation Boards were shared and talked through by Mr Nolan.</p> <p>There are now 20 affordable units – Mr Nolan has spoken with the Housing Officer who has advised that the Parish Council can make representation to her regarding local people, or people with a local connection, being given priority.</p> <p>Mr Nolan has met with Highways and discussed the possibility of a layby on Chapel Road however this was refused by Highways due to the impact on visibility of vehicles exiting Bonsey Gardens. However Chapel Road will be widened.</p> <p>The site will include approx. 5 acres of open space, including a play area, dog walking route, village green, pond and nature area.</p> <p>Following concerns raised by residents the northern boundary will be enhanced with bunding and hedging to shield properties on Priory Road from headlights of cars using the new roads.</p> <p>Mr Nolan anticipates the planning application will be submitted end of May/early June. The Developers hope to be able to hold a face to face meeting with residents at that time. The Parish Council, along with others, will be a consultee and discuss the application fully at their meeting before submitting recommendations to East Suffolk Council.</p> <p>Community Infrastructure Levy of approx. £500,000 will be paid to the Local Authority. Wrentham Parish Council will receive 15%.</p> <p>Mr Nolan invited questions –</p> <p>Mrs Tallamy asked the height of the soil bund around the Northern boundary – Mr Nolan advised it will be approx. 1m with hedging on top.</p> <p>Mr Stammers – thanked Mr Nolan for visiting him and taking issues on board. He pointed out that hedging on the northern boundary is not shown</p>	

	<p>on the plans. Mr Nolan confirmed this will be included on the Landscaping Scheme and he will share a copy with the Parish Council to publish on their website.</p> <p>Mr Perry said his main concern is re infrastructure and impact on traffic – he will raise these concerns at the Parish Council Meeting when plans are discussed.</p> <p>Mr Oram spoke of concern re A12/Chapel Road – this is already a very busy junction and difficult to exit. There is concern more traffic will lead to Priory Road & Wood Lane being used as a ‘rat run’. He is however happy with the plans in general.</p> <p>Ms Anderson spoke re cars speeding along Chapel Road from St Nicholas Church. This is even more concerning when there will be a play area near to the road. Mr Nolan confirmed this stretch of road is National speed limit – highways have reviewed & there are no accidents recorded on Chapel Road – the Developers could possibly install additional signage to make cars more aware of the 30mph limit further down Chapel Road. Mr Nolan will discuss further with Highways Engineer. This will be added to the log.</p> <p>Ms Anderson said – signage will be needed to make drivers aware that children are at play. Mr Nolan said they had considered moving the play area further into the site but want it to be accessible to all children. This will be added to the log.</p> <p>Mrs Bullard asked about a crossing for children accessing the play area or coming off school buses. Mr Nolan said a dropped kerb is proposed – no lights or island.</p> <p>Mrs Barber spoke re the ransom strip – she would like to see close board fencing to prevent rubbish being dumped – she also asked if there would be an access gate. Mr Nolan said the intention is for the ransom strip to remain and its maintenance will pass to the Management Company along with the other open areas. The existing buffer will be fenced off with access for maintenance. The existing 5-bar gate belongs to Anglian Water and is for their exclusive use.</p> <p>Mrs Carter said 65 dwellings could lead to 130+ vehicles. The A12 junction and Church Corner are already pretty ‘lethal’ junctions. Mr Nolan said the A12 junction with Chapel Road is certainly difficult to negotiate however Highways do not feel this development justifies alterations to the junction. A footpath from the new development to St Nicholas Church would cost in excess of £125,000 & it would be very difficult to justify this, the only way to do this would mean foregoing affordable housing. Mr Watson suggested a path on the field side of the hedge, Mrs Hutson said this had been discussed and would lead to a significant loss of field to accommodate a footpath which would potentially get very little use. Mr Middleditch said current levels of speeding on Chapel Road are unacceptable. Mrs Hutson said sadly speed reduction work is driven by the number of serious accidents, this is the same on the B1127. Ms Anderson said whilst she accepts there have been no accidents to date the whole area will change with 65 new houses and a play park. Mrs Bullard said as the entire stretch of road has streetlights this would suggest it should be 30mph – Mr Nolan will raise again with the Highways Engineer. This will be added to the log.</p>	<p>FB</p> <p>FB</p> <p>FB</p>
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	<p>Mr Watson spoke about parking – will there be enough on site? Mr Nolan said garages are 3x7 metres and there will be ample parking for residents – 14 visitor spaces will be created – 1-2 spaces will be provided at the play area. Mr Watson said it would be really helpful if a layby could be created on Chapel Road. Mr Oram said even a layby purely for the school bus would assist, Mr Nolan said Highways are not in favour due to visibility concerns but he will raise it again. To be added to log.</p> <p>Mr Mead asked if the development will include charging points for electric vehicles. Mr Nolan said where possible parking is close to front doors – he is unsure of ESC/SCC policy but will explore. To be added to log.</p> <p>Mr Perry said he is concerned re congestion – Chapel Road traffic will lead to more vehicles using Priory Road and impact on residents and the safety of pets and children. HGVs shouldn't use Priory Road but they do – there needs to be clearer signage to encourage them to stay on Guildhall Lane to access the A12 rather than cutting down Chapel Road or Priory Road. Ms Osborne agreed. Mrs Barber said she walks in the area most days and sees HGVs using both Priory Road and Chapel Road, sometimes 2 lorries meet and pedestrians have no choice but to jump on the verge to avoid an accident. Mr Nolan will raise with Highways Engineer & seek increased signage to HGVs. To be added to log.</p> <p>Next Steps –</p> <ul style="list-style-type: none"> • Planning Application will be submitted • Developers will hold an open session, at the Village Hall, numbers will be limited due to Covid regulations so ideally it will be from 2:30pm to 7pm to allow residents to drop in & numbers to be regulated. A date will be agreed once planning application has been processed. • Parish Council will be consulted re Planning Application and will call a Planning Meeting to discuss fully. Mr Nolan is happy to attend. <p>Mr Watson thanked the Developers for taking time to engage, he also thanked all for attending and asked that any questions continue to be channelled through Mrs Bullard so they can be recorded on the log.</p> <p>Mr Nolan thanked Mr Watson & Mrs Bullard for facilitating the meeting.</p>	<p>FB</p> <p>FB</p> <p>FB</p> <p>FB/IW/MN</p> <p>FB/IW</p>
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