# NEWTON PARISH COUNCIL

## Minutes of Meeting held on 12th August 2026 at Newton Village Hall

**Present:** Councillors Paul Presland (Chairman), Russell Bower, Rebecca Major, Rita Schwenk, Janys Sherwood and Phil Taylor.

**Attending:** Lee Parker (Babergh District Councillor), Dave Crimmin (Clerk) and 1 resident.

**26/138 Apologies for Absence**

Cllr Evers (appointment) sent her apologies.

**26/139 Declaration of Interests and Requests for Dispensation**

Cllr Major declared a pecuniary interest in Item 26/143a as the proposed area adjoins her property and she left the meeting while the item was discussed. No request for dispensation was received.

**26/140 Minutes of Meeting held on 8th July 2026**

The councillors approved the meeting minutes and resolved that the chairman should sign them as a correct record.

**26/141 Public Participation**

Mr Baldwin gave councillors a copy of his draft plans to develop land at Blacksmith Close. The Chairman explained that the councillors would look at these ahead of the meeting on the 2nd September 2026, where the item would be put on the agenda. Cllr Parker raised the concerns of residents that rubble was still left on the verge of a property in Church Road for a considerable time. The councillors agreed that the Clerk write to the occupant regarding his plans to remove the rubble, and to give 8 weeks' notice that unless it is cleared, it will be reported to Suffolk Highways who the council believe to be the owner of the verge.

**26/142 Emails circulated**

Following a review of the emails circulated the councillors agreed that a meeting should be arranged in September with the allotment tenants.

**26/143 Planning**

The councillors reviewed **Planning Application DC/26/02608 Land Rear Of Brook Farm, Sudbury Road -** Erection of 1no. self build dwelling and associated outbuilding and unanimously resolved that they objected to the application as it did not comply with the Newton Neighbourhood Plan in several areas, as outlined below.

**Consultation with Newton Parish Council (NPC)**

There has not been any consultation with the applicant prior to the application being issued by the LPA, and neither he nor his agent attended the meeting on the 12th August 2026 when it was reviewed by the council.

**Newton Neighbourhood Development Plan (NNDP)**

- **23rd June 2021** - Ann Skippers MRTPI produced the Independent Examiner's Report for the NNDP. Her report concluded ***"I am satisfied that the NNDP, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report. I therefore consider that the NNDP should proceed to a referendum based on the Newton Neighbourhood Plan area as approved by Babergh District Council on 23 March 2018."***

- **24th February 2022** - 131 (87.92%) of the votes cast answered **"Yes"** to the question ***"Do you want Babergh District Council to use the Neighbourhood Plan for Newton to help it decide planning applications in the neighbourhood area?"***

Signed _____ Date

- **2nd March 2022** - Babergh District Council agreed to adopt (make) the NNDP.

**Issues that NPC have with the Planning Application**

i. The application is for the development of single, large, self-build dwelling and the councillors do not consider this to be in accord with:

***NNDP POLICY NEWT 1: DEVELOPMENT STRATEGY***

1. ***New development proposals in Newton should be commensurate with its designation as a hinterland village. Development will be prioritised on underused parcels of land within the defined settlement boundary (as shown on the Policies Map) and must reflect the character of the surrounding area.***
2. ***Proposals for development located outside the settlement boundary will only be permitted where they are in accordance with national, District or neighbourhood level policies.***

as the proposed development is outside the defined BUAB for Newton. After reviewing the application, the councillors did not consider that the applicant has justified how this proposal is in accordance with the current National, District or Neighbourhood level policies. The councillors consider that this application does not comply with the Joint Local Plan Part 1.

The councillors have deep reservations on this type of application, that seeks to use a small section of an existing garden, which delimits the BUAB, and then use a much larger area of countryside on which to build a dwelling. With most of Newton's BUAB surrounded by fields, giving permission to this type of application could see the erosion of the BUAB, not only in Newton but in the district of Babergh.

ii. The councillors consider that the proposal does not meet the criteria of the **NNDP Section 6.11** which states:
***"Development outside the settlement boundary should only be permitted where it is an appropriate use in the countryside (as defined by various policies in the Emerging Joint Local Plan) or demonstrates that it provides clear benefits to the community of Newton which cannot be met within the settlement boundary. This could be in the form of affordable housing for people with a local connection (see below) or the provision of a facility that will address a clear need which is lacking in the community, e.g. a community shop. The settlement boundary is shown in Map 3."***

as the proposal does not offer any benefits to the residents of Newton. A significantly large self-build dwelling, outside the BUAB, built by a property developer for his own use, appears to only suit the applicant.

iii. The councillors consider that the proposal is contrary to **NNDP Section 6.26** which states:
***"One particularly notable feature of the residential development in Newton – mainly in Character Areas 3 to 5 – is the presence of private gardens. Whilst not an uncommon feature for most areas, these are particularly sensitive areas in Newton, as most development has been – and will continue to be – infill***

***development. As a result, large residential gardens could be brought forward for development. In most cases, such development would result in the unacceptable loss of residential gardens through development 'cramming'. Not only would this result in a loss of amenity for residents but would have a major detrimental impact on the setting of the character areas of Newton, a rural village. It is therefore necessary for policy to prevent such development."***

as the proposal uses an existing garden and, in their opinion, would result in cramming and have a major detrimental impact on the setting of the area.

iv. The councillors do not consider that the proposed development is required for the housing need in Newton as the **NNDP Section 6.8** states that:

***The housing requirement for Newton, as set out in Policy SP04 of the Emerging Joint Local Plan is a minimum of 23 homes over the period to 2037. Given the 30 units either completed or in the planning pipeline (as shown and described in Map 2), Newton has achieved its minimum requirement already.***

Whilst the councillors accept that the minimum number of 23 homes is indicative, they would also point out that since the NNDP was adopted by Babergh in March 2022, the number of units either completed or in the planning pipeline is now 37, as follows:

| | | | |
|---|---|---|---|
| 1. | Redhouse Farm | Phase 1 | 9 dwellings completed |
| | | Phase 2 | 8 dwellings completed |
| 2. | Alston Close | | 4 affordable dwellings completed |
| 3. | Marks Meadow | | 3 dwellings constructed |
| 4. | Airey Close | | 2 dwellings constructed |
| 5. | Brook Farm | | 2 dwellings constructed |
| 6. | Jordans | | 1 dwelling constructed |
| 7. | Juglans (DC/22/05206) | | 6 dwellings constructed |
| 8. | Links View (DC/23/00577) | | 1 dwelling constructed |
| 9. | Fairways (DC/23/01081) | | 1 dwelling to be constructed. |

***NNDP POLICY NEWT 2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES***

v. The councillors consider that whilst **NNDP Policy NEWT 2** allows for development outside the settlement boundary for rural exception sites as follows:

1. **Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:**
   a. **remains affordable in perpetuity;**
   b. **is for people that are in housing need because they are unable to buy or rent properties in Newton village at open-market prices;**
   c. **is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.**

2. **These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.**

3. **To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed needs assessment and the accommodation proposed should contribute to meeting this proven need.**

4. **In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.**

the councillors consider that the proposal does not demonstrate that a "proven local further need" exists for a dwelling in Newton. **NEWT 2** requires the applicant to demonstrate that a local Newton need exists and no evidence has been put forward in the application to demonstrate a need.

vi. The councillors do not consider that the proposed dwelling complies with:

***NNDP POLICY NEWT 3: CHARACTER AND DESIGN OF DEVELOPMENT***

2. ***The design and layout of development must recognise key features of the landscape, built character and heritage and seek to reflect these through:***
   a. ***the use of good quality materials that complement the existing palette of materials used within the area; and***
   b. ***the scale and mass of buildings being in keeping with those that surround them.***

as it does not respect the setting of the heritage properties surrounding the site, and the scale and the mass of the proposal not being in keeping with the existing dwellings surrounding the site.

b. The councillors reviewed **Planning Application DC/26/02703 Plough Cottage, Rectory Road** - Erection of a single storey side and rear extension and resolved to support the application.
c. The council has received no further planning application since the agenda was posted, requiring a response before the next meeting.
d. The councillors reviewed the status of previous applications, appeals and enforcement referrals (Appendix A).

**26/144 Finance**

a. The councillors authorised all payments made and due for authorisation, as itemised in the RFO Report (Appendix B) and they noted the income received since the last meeting.

Signed _____ Date

# NEWTON PARISH COUNCIL

Minutes of Meeting held on 12th August 2026 at Newton Village Hall

**26/145 Walking Infrastructure Project**

The councillors reviewed Suffolk Highways status report on the project. The Clerk updated councillors that substitute land for the area of land being proposed for the footpath on the Village Green was being reviewed by Suffolk Legal and Newton Green Trust.

**26/146 Recruitment Pack**

The councillors reviewed the draft recruitment pack prepared by the Clerk, and agreed the schedule for the recruitment process which included the following key dates:

- 23rd September 2026 Advertise Vacancy
- w/c 26th October 2026 Interviews
- 11th November 2026 Appointment of Clerk
- 4th January 2027 New Clerk commences work for NPC.

The councillors identified several changes to the documentation and asked the Clerk to modify these and the contract of employment, to include the new clerk's terms and conditions, for review at the September meeting.

**26/147 Questions to the Chair**

No issues raised.

**26/148 Next meetings**

NPC's next meeting is scheduled for Wednesday 2nd September 2026 in the Village Hall, starting at 7.30pm.

**The meeting closed at 8.50pm.**

**Appendix A Planning Status**

| BDC Ref | Application | NPC Ref | NPC Response | BDC Response |
|---|---|---|---|---|
| DC/26/02320 | Otium, Joes Road - Erection of a 2 bay cartlodge | 26/127a | Support | |
| DC/26/02261 | Browns Barn, Boxford Lane - Installation of Solar Panels to north and east roof ranges (retention of). | 26/127b | Support | |

**Appendix B RFO Report**

**Payments made since last meeting**

| | | |
|---|---|---|
| Purchase Card | Krystal – Website hosting | £ 8.40 |
| Purchase Card | Microsoft – Office 365 | £ 10.21 |
| Purchase Card | 1p Mobil – Monthly charge | £ 10.00 |
| Amazon | SID padlocks | £ 8.97 |
| Purchase Card | Monthly fee June | £ 3.00 |
| ICO | Data Protection Registration | £ 47.00 |
| Unity Trust | Service Charge July | £ 7.00 |

**Income received since last meeting**

NONE

**Payments for your authorisation**

| | Net | VAT | Gross | Budget |
|---|---|---|---|---|
| Babergh | 1,728.00 | £345.60 | £2,073.60 | Dog & Litter Bin emptying |

**End of Appendices**

Signed _____ Date