

Wetheringsett cum Brockford Parish Council
Minutes of the meeting held Monday 1 April 2019, 7.30pm at the Village Hall

Present: Cllrs Mrs E Aldred, Mrs A Arnold, T Alston, R Anscombe, C Harvey, Mrs L Cain, J Leadbetter and B Lacey. County Cllr A Stringer, Mr J Seaber from the NFA Group and five members of the public.

1. **Apologies for absence** were received from Cllrs Mrs C Nickson and Ms S Payne. Miss J Canham had given notice of her resignation from the Council due to other commitments. Members express their gratitude to Miss Canham for all her work as a parish councillor. In the absence of the Chairman, the Vice Chair, Cllr Harvey chaired the meeting.
2. **Declarations of interest relating to items on the agenda**
Item 3 – Cllr R Anscombe
3. **Presentation: NFA Group re. Wetheringsett Manor**
Mr John Seaber from the NFA Group an educational organisation providing special co-educational services to pupils not suitable for mainstream schools attended the meeting. Mr Seaber outlined the proposals for the school which would be subject to change of use planning permission as yet to be submitted to MSDC. The NFA Group operated under the Acorn Care and Education Group, the Group operated some 96 special educational needs schools for pupils aged 11 – 19 rated as good or outstanding. The Group believed Wetheringsett Manor would provide a good stable building with small classrooms for 6/7 pupils and the grounds would provide important educational need facilities. It was envisaged the school would take approx. 50 pupils with a staff of 30, some part-time. Wetheringsett Manor was a listed building and the Group would not be looking to make any major changes to the building. The number of pupils attending the school would be capped as part of the planning permission. The school would cover a catchment area of some 45 minutes travel and it was envisaged pupils would be transported via local mini buses as well as individual journey's. Questions raised by members included the increased number of vehicles travelling to and from the school, the suitability of Manor Drive for the increased level of vehicles and whether there were plans to improve the drive currently narrow and not suitable for buses and term dates. Mr Seaber stated the planning application would include a transport plan and that it would be possible to stagger vehicle movement so as not to clash with the primary school traffic, ie it could be phased over 45 minutes. The term dates would follow the County Council term dates.
The meeting was opened to the public to allow public questions
These included whether there were plans to provide a perimeter hedge or fencing and whether the school would be used in the evening. Mr Seaber stated there were no plans to provide fencing at present but pupils would be supervised outdoors and there were no plans to use the school in the evenings, use would follow a normal school day.
Meeting closed to the public
The Chairman thanked Mr Seaber for attending and for providing the proposals for the school.
4. **To receive the following reports:**
Police – report available online. No questions were raised.
County Councillor – Cllr Stringer presented his written report – copy attached to the Minutes. Queries raised included questions regarding the County's farms – the length of tenancies and method of income from the land preventing new entrants. Cllr Stringer stated these items were under review.
District Councillor – no report
Public Rights of Way – Cllr Mrs Aldred reported all currently appeared in good condition.
Trees – Cllr Mrs Aldred stated there was currently nothing to report.
5. **Minutes of the meeting held 4 March 2019**
Cllr Alston proposed adoption of the Minutes, seconded Cllr Anscombe and agreed.
6. **Matters arising from the Minutes for report** – none.
7. **MEETING OPEN TO THE PUBLIC**
Agenda item 8.3 – a member of the public was present to put forward objections to the planning application for change of use of the holiday let to a residential dwelling including decking and disabled access. It was stated the mobile home had originally been granted permission for an elderly couple with a condition that it would eventually be removed. The objector believed circumstances had not changed and outlined a number of issues concerning the granting of permanent residential permission should it be allowed, one of the main concerns being that it was outside the Wetherup Street building line.

The owner of the building was present who stated they were in close communication with MSDC regarding the work which had commenced prior to taking over the property and one of the reasons for the application was to update the building.

Removal of trees in the Churchyard – a member of the public was concerned at the removal of three trees. It was explained this had been due to their condition, one in particular had been rotten and possibly unsafe.

The Chairman thanked members of the public for their attendance and comments raised.

Meeting closed to the public

8. To consider planning applications for recommendation to MSDC

1. DC/19/ 01049: Land at Brockford Road, Wetheringsett – creation of new vehicular access and change of use of land to create hardstanding and siting of 2 residential caravans and up to 3 touring caravans (see applications 1, 2, 4, 5 below)
2. DC/19/827862: Land opposite The Laurels and next to Gatehouse Home and Harris Home, Brockford Road, Mendlesham – creation of new vehicular access and change of use of land to create hardstanding and siting of 4 residential static caravans and up to 2 touring caravans (see application 1, 2, 4, 5 below)
3. DC/19/01245: Field View, Wetherup St – change of use of holiday let to residential dwelling including decking and disabled access. Members considered the application. A recommendation of refusal was proposed, seconded, 5 in favour, 2 abstentions on the following grounds:
Historically MSDC did not implement the condition that the mobile home was removed when it was vacated by the elderly couple first given the permission. The Parish Council has since that time consistently recommended refusal of subsequent applications on the grounds it was originally a temporary permission to help an elderly couple. The mobile home is situated outside the Wetherup Street building line and therefore not suitable for change of use to a residential dwelling. The current use as a holiday let would not prevent the proposed decking and disabled access. The Parish Council is of the view it should remain a holiday let for temporary use. Proposal carried.
4. DC/19/01326: Land opposite The Laurels and south of Two Oaks, Brockford Road – creation of new vehicular access and change of use of land to create hardstanding and siting 2 residential caravans and up to 2 touring caravans (see applicatios 1,2,4,5 below)
5. DC/19/01325: Land at Brockford Road – creation of new vehicular access and change of use of land to create hardstanding and siting of 2 residential caravans and up to 3 touring caravans (see application 1, 2, 4, 5 below)
6. DC/19/01222: Mill Cottage, Church Street – erection of rear lean-to extension following removal of existing timber clad extension, reinstatement of C16 doorway to north elevation, formation of en-suit attic room. Members considered the application. It was believed the alterations would improve the property. A recommendation of approval was proposed, seconded and agreed.

Applications 1, 2, 4 and 5 above: Members considered the applications separately and a recommendation of refusal to all four was proposed, seconded and agreed on the following grounds:

Mid Suffolk District Council has published it has a 5 year deliverable land supply

The proposal is situated in a level 3 floodplain

The proposal would involve destruction of an historic water meadow

The mobile home would be situated on a water meadow which floods to the highway boundary

There is no adequate provision for sewage disposal

There is no adequate provision for household waste disposal - the use of a skip would be a blight on the existing landscape

The access opens on to a 60mph road

There is insufficient visibility splay from the access

The road and adjacent ditch floods during heavy rain

The proposal is inappropriate in that it compromises the amenity of existing neighbouring residents as follows:

Constant noise nuisance from a diesel generator

Diesel pollution from generator

Diesel pollution into adjacent river from generator

Visual impact on adjacent properties

The Parish Council was concerned at the disregard this application had for the environment and the existing amenity of local residents.

9. **Planning Decisions received from MSDC:**

1. DC/19/00328: Land at Town Lane Farm, Park Green – raising height of rear wall, insertion of solar panels, internal works, creation of porch, change of colour of external render.
PP Granted.
2. DC/18/02603: Low Road Farm, Mendlesham Road – creation of new agricultural vehicular access to field. **PP Granted.**
3. DC/19/00600 – Rectory Lodge, Church Street – tree works : coppice 1 ash, reduce crown of 1 ash by 30%, removal of ivy and reduce beech by 30%. **MSDC did not wish to object.**

10. **Planning correspondence** – none.

11. **Proposed Neighbourhood Plan report** – the first formal Working Group meeting was to be held on 5 April 2019. Await report from that meeting.

12. **Wetheringsett Village Hall** report

Cllr Leadbetter reported a balance in the account of £1063.71. The annual insurance premium and annual fire equipment service had been paid. The Gin Evening had unfortunately been cancelled due to lack of support. Eastern Angles would be performing on 6 April and an Easter Egg hunt would be held on 12 April. Insurance cover on the hall was queried. There was currently cover up to £221,000 for material damage/rebuild at an annual premium of £398.00. It was suggested the cost of cover for full reinstatement at £500,000 was obtained. Cllr Leadbetter to obtain cost of premium from Zurich Insurance.

13. **Use and maintenance of current hall – medium term plan for village hall**

Cllr Harvey reported two different architects would be looking at the building to give advice and costs on refurbishment or rebuild.

It was suggested as facilities and services were already in place it would be more cost effective to rebuild a steel frame on the existing site using existing services.

14. **VAS speed awareness** – letter to Dr D Poulter MP to be drafted following update of statistics.

15. **Play Area maintenance report**

Cllr Lacey reported he had been in contact with Kompan regarding the parts required to carry out the maintenance work. Cllr Lacey to prepare plans and costs for consideration at the next meeting.

16. **Grass Cutting 2019**

Cllr Lacey reported that PGM Home and Garden Services would be willing to continue with the cemetery and play area grass cutting for 2019 at the same rate as last year, £250 per cut for both areas. Cllr Lacey offered to liaise with Home and Garden as and when to carry out the cut/s. Proposed Cllr Anscombe, seconded Cllr Mrs Aldred and agreed.

17. **Wetheringsett Cycle Route** – report deferred. Thanks were recorded to Cllr Ms Payne for securing the grant funding of £7,000 for the project from the County and District Councillors.

18. **Finance**

To consider s.137 donation requests – none.

Cllr Harvey reported verbal thanks had been received for the Council's donation of £250 towards setting up the Hope after suicide loss charity.

Accounts for payment

Clerk sal-expen March 2019 - £268.50

Proposed Cllr Anscombe, seconded Cllr Leadbetter and agreed.

Finance Report

Cllr Leadbetter reported on the estimated position at the end of the financial year, expenses of £7399 against a precept of £8680, leaving the council approximately £1300 in funds, this included the £900 cost for the Village Hall survey.

New salary scales had been received from SALC/NALC – 2018/19 effective 1 April 2018 and 2019/20 effective 1 April 2019. The current spinal column 27 had been increased to £12.81ph with effect from 1.4.18, this resulted in a back payment of £60.20. With effect from 1.4.19 Spinal Column 27 (new Spinal Column 20 introduced due to the introduction of the national living wage) had been increased to £13.14ph. Cllr Anscombe proposed adoption of the above, seconded Cllr Alston and agreed.

19. **GDPR – to consider adoption of Data Protection and Privacy Policies**

Cllr Anscombe reported he and Cllr Harvey were still working on these documents.

20. **Parish Pond, Wetherup Street** – Cllr Lacey still to cut the edges of the pond.

21. Clerk's report/correspondence

MSDC – notification received from MSDC of it deliverable 5 year housing land supply position 2019

MSDC – notification of Cil bids opening 1 – 31 May 2019

Chairman – Cllr Mrs Nickson had asked that it was communicated to the council that due to other commitments she would not be able to remain chairman after the May meeting and would not be standing as a parish council after the May elections.

22. Chairman's Urgent Business – none.

23. Any other business for information exchange/agenda requests – none.

24. Date of next meeting – Monday 13 May 2019, 7pm at the Village Hall (Annual Parish Meeting) followed by the Annual Parish Council Meeting.

Meeting closed 9.45pm

Signed:

Chairman

Date: