

PRESTON ST MARY PARISH COUNCIL

Minutes of an Additional Meeting of Preston St Mary Parish Council**held at 7.30p.m. on 25 September 2018 in the Village Hall**

Present: Cllrs McGrory, Bardzinski, Bisson, Hanlon and Tasker and Parish Clerk, Nicola Smith, and 12 members of the public.

1. Chairman's welcome

- i. Apologies for absence received from Cllr Martin, and Cllr Luck due to work commitments.
- ii. Cllrs consented to accept the apologies for absence.

2. To receive Members' Declarations of Interest

- i. Disclosures of pecuniary and non-pecuniary interests – none;
- ii. Declarations of gifts of hospitality – none;
- iii. Consider requests for dispensation – not applicable.

3. Mrs Stephanie Osborne, Communities Officer at Babergh District Council

Information about Community Right to Bid can be seen at

www.babergh.gov.uk/communities/community-rights/about-community-right-to-bid/

Nominations to register an Asset of Community Value can come from either a Parish Council, a charity or community group. If there is not a group then 21 signatories.

If the nomination meets the required criteria then it would be accepted as an Asset of Community Value, and the owner of the Public House would be advised. If the pub then goes up for sale there is a moratorium for 6 weeks to allow the group who got the ACV registered to lodge any intention to bid, and if they do so then it triggers a 6 month period in which to permit them to try to secure grants/funding.

Q: How do you get together enough money.

A: There are lots of ways of funding, and a combination of those ways can be used; such as crowd funding and applying for grant application from organisations such as the Plunkett Foundation, but as the Communities Officer Mrs Osborne would be able to point the group in the direction appropriate grant funders.

Q: How is a legal entity created to get access to those grant funders.

A: A Community Interest Society or CBS can be set up. Again refer to Stephanie Osborne as she will point you in the direction of appropriate qualified people who can assist in setting up of the legal entity.

The Parish Council agreed to place the matter back on the Agenda for the meeting on 30 October 2018 in order to give time for villagers and Councillors to consider further.

4. **Minutes:** Minutes of 29 May 2018 Cllr Hanlon proposed and Cllr Tasker seconded that they were a true and accurate record. Minutes of 27 June 2018 Cllr Bardzinski proposed and Cllr Hanlon seconded that they were a true and accurate record. Minutes of 18 July 2018 Cllr Hanlon proposed and Cllr Tasker seconded that they were a true and accurate record. Minutes of 22 August 2018 Cllr Bardzinski proposed and Cllr Tasker seconded that they were a true and accurate record. All Cllrs agreed, and the Minutes were duly signed and dated.
5. **Matters Arising:** It was agreed that the Agenda covered matters arising.
6. **County Cllr Mr Robert Lindsay's report:** Appendix "A" Cllr Lindsay sent his apologies.
7. **District Cllr Mr Clive Arthey's report:** Appendix "B"
8. **Public Forum:**
 - i. Parishioner raised concern about the state of the road near Rise Farm. Parishioner indicated that the drain/sub drain pipes have collapsed near this part of the road. It results in water laying on the road and eroding the road surface. Last Winter had been particularly bad, but it has not been remedied and we are heading towards this Winter. Agreed Clerk will email both Cllr Robert Lindsay and Cllr Mary Evans regarding the matter with a view to repairs to the pipes and then to the road surface.
 - ii. Parishioner raised concern with regards to planning matter DC/18/03511 – 9 no. dwellings at land adjacent to The Street, and particularly the issue of a car parking area and hedge screening. Parishioner's concern is that a car park open for anyone to access would attract possibly activity that was undesirable and even more so if it was shielded by hedging.
 - iii. Parishioner raised his concerns with regards to planning matter DC/18/03511 with regards to the area on diagram "02" marked "subject to separate planning". It was noted that the assumption is that it will be a car parking area, but parishioner felt that it would be useful to see that separate planning application alongside being asked to consider Condition 3.
 - iv. One of the land owners relating to planning application DC/18/03511) explained that the Village Hall was offered additional car parking facilities some time ago. The area for newts was factored into the plans along with a car park. The Village Hall had subsequently indicated that they may not want a car park, but now state that they do. The area for separate planning is the car park area. It is intended that there will be lockable gates for the car park. The Village Hall Committee will hold a set of keys (so that they can open it for functions/events/busy classes. The nine homes will also hold a key so they have access. Ongoing maintenance of the car park and the ecology area will be met by the owners of the 9 new homes.
 - v. Parishioner asked if the Parish Council would consider a metal frame with wooden slats style park bench instead of the granite bench that had previously been

declined. Chair asked parishioner to provide the PC details of the style of bench, dimensions, details of any inscription etc and once received that will be placed on the Agenda for the following Meeting in order that it could be considered.

- vi. Parishioner raised his concerns regarding a possible wild flower area on the Village Green, and the potential for dog owners not picking up after their dogs if it was in long plants/grass. Cllr Hanlon would be updating the Parish Council under Cllrs Reports at this meeting.

9. Correspondence (all general correspondence has been circulated to Cllrs)

- i. Email from Jon Garrish PC836 Sudbury & Haverhill Community Engagement Officer introducing himself as the new Police Community Engagement Officer. Details can be found on the parish website at prestonstmary.suffolk.cloud
- ii. Email from Planning Enforcement Officer regarding the fencing erected outside Busted Mead and Mead House. Officer confirmed that planning permission was not required. Following a vote (3:2 and Chair abstained) it was agreed that the Clerk would obtain more detailed Land Registry documents and matter to be discussed at the next meeting.
- iii. Email from SCC Highways regarding grit bins and grit heaps. Cllr Bardzinski provided a list of the locations of the bins and heaps in the Village. SCC will no longer replenish grit heaps. Bins will need to be purchased for areas where there are grit heaps, but there are criteria set down by SCC. Clerk was authorized to complete the form in draft and circulate to Cllrs before it was submitted to SCC. Aim to approve cost of new grit bins at the 30 October 2018 meeting.
- iv. Email from Village Hall Committee dated 30 August 2018 confirming that they have voted to accept Mr Prykes offer of car parking spaces for the Village Hall in relation to the outline planning for 9 new dwellings on land adjacent to The Street. To be discussed under Agenda item 12ii.

10. Clerk's Report

- i. Financial schedule of items awaiting approval:

Receipts since 29/05/18

Precept (2 of 2 payments)	2617.50	
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LESS (approved expenditure)

100585	Suffolk Tree Services	576.00	LGA1972
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Schedule of items awaiting approval

100586	N Smith (salary)	757.76	LGA1972
100587	ICO (annual data fee)	40.00	LGA 1972
100588	SALC (Cllr training)	123.00	LGA 1972
100589	Top Marques (PPP printing)	214.20	LGA 1972
100590	CAS (PC Insurance)	176.80	LGA 1972

		1888.36	

All Cllrs approved the payments.

ii. Council's financial position

Community Account	5527.50
Plus receipts	2617.50
Less	1888.36

	6256.64

Business Saver Account: 501.11

Clerk also advised that the Parish Council audit for 2017/2018 had been successful and a Certificate of Exemption will be posted.

- iii. Update on s106 monies. The Clerk is still trying to get some of these monies used to reimburse the indoor frames purchased by the carpet bowls club, and will update further at the next meeting.

11. Cllrs Reports (if any)

- i. Cllr Hanlon reported with regards to the Village Green/wild flower area. Cllr Hanlon reminded the Parish Council that she had initially looked into the possibility of a wild flower area because the end of the Village Green nearest to the Church had not been mowed for some time. Cllr Hanlon had received several responses to the article placed in the PPP asking for people views on a wild flower area. Cllr Hanlon felt that the PC could not ignore the weight of responses which indicated that they did not want to progress with a wild flower area, in addition a parishioner who has very kindly offered to pay to have it mowed. Cllr Bardzinski proposed and Cllr Bisson seconded that the Parish Council should take up that kind offer and not progress with a wild flower area. All Cllrs agreed. Cllr Hanlon will forward on this information to the parishioner who has made the kind offer.
- ii. Chair Cllr McGrory reported that Whelp Street had recently been closed for the day whilst soil investigation works were carried out at the area where the railings had collapsed.

12. Planning Applications:

- i. Application DC/18/03470 – outline planning application (all matters reserved) – erection of 1 no.dwelling following demolition of existing buildings. **Model Farm, Whelp Street, Preston St Mary.**

Following discussion the following response was agreed:-

The original plans in relation to the two barns was that they were to be incorporated within a plan to develop a new home, but now the owner wants to demolish the barns. The barns are not listed properties but they are an example of a traditional Suffolk black barn and would prefer that they remain incorporated within the design of the new

home. Further the plot of land that the barns are on is in the apex of a valley which has footpaths surrounding it. The black barns form part of that landscape and can be seen from the footpaths, as such they formed part of the heritage of the village, and of Suffolk. Finally, the PC had been advised that owls have been seen using the barns, and we would like the planning department to investigate that further and take it into consideration.

- ii. Planning Application DC/18/03511 – Application for planning permission without compliance of condition(s) – Application under Section 73 of the Town and Country Planning Act – Outline Planning application (including access, all other matters reserved) – Erection of 9 No residential dwellings with associated garages, parking, roads, and accesses to The Street – Variation of Conditions 3 – (Approved Plans and Documents), Condition 7 (submission of a copy of the EPS licence for Great Crested Newts), condition 8 (Compliance with the recommendations of the Ecological Report) of Outline Planning permission DC/18/00161 to allow for revised ecology proposals. **Land adjacent to The Street, The Street, Preston St Mary, CO10 9NG. Response to conditions 7 and 8 agreed at meeting on 22 August 2018. Documents now available to comment on Condition 3.**

In relation to Condition 3 it was noted that part of the drawing “02” shows an area of land that one of the owners advises will be a car parking area, but it states on the drawing “separate planning matter”. Cllrs commented that it is difficult to make comments on condition 3 unless that is alongside the separate planning application for that parcel of land marked on the drawing. Concerns about ongoing maintenance not just for the car parking but also for the ecology area and the newt haven. One of the land owners explained that ongoing maintenance costs would be met by the owners of the 9 new homes, but the PC expressed concerns about how that would be monitored and enforced.

Current design with the hedging at the front makes the development look like 2 x Closes and separate from the rest of The Street, if the hedges were removed it would allow each of those homes along the front edge to have more car parking space and also make the houses feel part of The Street.

Cllrs considered concerns from some parishioners that the car park area may attract undesirable activity. One of the land owners explained that the intention would be for the Village Hall along with some of the 9 new home owners to have a key to the car park. VH could then open up car park for events/classes etc and close it afterwards.

Planning Decisions:

Application DC/18/01823 – planning application for the erection of 6 no. dwellings. The Six Bells, The Street, Preston St Mary. **Planning permission has been refused.**

13. Date and time of next meeting

30th October 2018 at 7.30pm

Meeting closed at 9.40pm

Appendix "A"

County Councillor Mr Robert Lindsay's report:

Public Sector Leaders Group

They have confirmed that they will hold five public meetings a year with minutes and agendas published – there will be some private meetings in between. I am told this is purely for planning rather than decision purposes.

Suffolk scheduled to overspend by £8.6m this year

Based on its spending in the first quarter of the 2018/19 financial year, the county council is forecast to overspend its £501 million budget by 1.7%. It is now attempting to reduce costs and make savings by 31 March next year. It says the overspend is mainly driven by rising demand for services and increased costs in Children and Young People's Services, (accounting for almost £5 million of the projected overspend). This includes services for looked-after children, specialist social care for children and home-to-school transport.

Special Educational Needs Crisis

A report to cabinet is projecting a rise of 18% in SEN children in the next two years, they will be short 300-400 places equivalent to three special schools. SEN kids already face either a long wait or are placed out of county, contributing to the budget overspend. Officers have consulted and are recommending cabinet provide new places via a mix of some new schools and provide specialist support centres within existing schools.

Unitaries

I have learnt that the new leader Cllr Hicks is not in favour of his predecessor Colin Noble's single unitary idea and is dropping the study that Respublica had been tasked with. However because Respublica has already been paid he is looking to task them with something else.

Appendix "B"District Councillor Mr Clive Arthey's report:**District Electoral Review**

The Boundary Commission's final recommendations have been confirmed, with Preston St Mary in a "north West Cosford" ward with Thorpe Morieux, Brettenham, Hitcham, Wattisham, Bildeston and Kettlebaston. This will be the warding for district elections next May.

Community Infrastructure Levy (CIL)

You will remember BDC has introduced CIL, which I said should provide a significant local 'pot' from which Parish Councils (and other providers) can apply for funding. Across Babergh £1.3m has been collected so far, the majority of which can be accessed by PCs either directly as parish (neighbourhood) CIL, or by bidding for district (123 list) funds. In the first bid round £381,500 of district CIL was available across the district, and £76,500 allocated to projects, the remaining £305,000 will be carried forward to the next bid round starting 1st October and open for four weeks. The Preston St Mary Village Hall application was not progressed sufficiently for the first bid round, but can be considered for funding in the second round.

Local Plan and Housing Supply

Next LP consultation will be at the end of this year. In July the Government published a new National Planning Policy Framework (NPPF). The NPPF informs both the Local Plan and decision making on applications. As of July, BDC is confident it has 5 years housing supply (6.7 years).

Babergh HQ, Corks Lane, Hadleigh, Re-development

A scheme for housing on the site is progressing. Part conversion, part demolition and re-build, to provide houses and apartments.

Capital Investment Strategy

Over £30 million has now been invested by Babergh and Mid Suffolk DCs in a range of commercial properties. This is through CIFCO Capital Ltd.

EV Charger Points

BDC has installed a twin charger point in Hadleigh (twin point already in Sudbury). Lindsey Village Hall were successful in their bid for CIL funding for a two vehicle charging point in the Village Hall car park, and I am hopeful there will soon be proposals for Lavenham's car parks.

Lavenham Tourist Information Centre

Lavenham PC have agreed terms with BDC for the transfer of the TIC. It is hoped it may be possible to provide Post Office facilities and a BDC contact point.

Assets of Community Value (ACVs)

I am sorry to have missed this agenda item, but I am sure Stephanie Osborne will have been able to give you a full explanation and demonstrate how useful ACVs can be for villages seeking to retain valuable community facilities.