

MINUTES of the Meeting of Stanton Parish Council held on 12 March 2020 at Stanton Community Village Hall at 7.00pm.

Present: F J Hart (Chair), B Smithson (Vice-chair), J Frizzell, B Gordon, P Smith, B Brown, J Miller, A Kemp.

Also Present: DCllr J Thorndyke.

Cllr Gordon advised that he would be recording the meeting.

1. Apologies for absence accepted: Cllr A Shelton, M Scowcroft - medical reasons and CClir Spicer

2. The minutes of the previous meeting on 13 and 20 February 2020 were approved.

3. Public Forum:

Four members of the public were present. Two residents made observations in respect of Planning Application DC/20/0323/FUL. They objected to the plans in that the proposed building was alleged to be on the footprint of a previous property demolished after an aircraft accident. This was in part true but this was in 1962 and the area had since been used for recreation and as a play area. Over the years it had reverted to being a meadow attracting wildlife and was adjacent to an Ancient woodland which was protected. As there are no services on the development the application would be unsustainable and the planned dwellings were not in keeping with the dwellings currently on the site.

The Chair thanked the residents for their comments to be discussed later in the meeting.

A resident raised the issue of noxious fumes in the area of Dale Road on Wednesday 11 March 2020 reporting that several people had reported chest pain and difficulty breathing to the point where it was considered that there may have been a gas leak. British Gas had confirmed that there were no gas pipes in the area.

Cllr Frizzell confirmed that this had also been reported to him and as there was a similar investigation last year he had contacted Paul Speakman from Environmental Health who reported that it was believed that the smell was from a nearby farm storing a large mound of rotting mushroom compost which was giving off a high concentration of carbon dioxide.

Paul Speakman is encouraging residents affected by the smell to report incidents directly to him on 01638 719247 or 07775 801204

4. Report from:

D Cllr J Thorndyke

- The next Parish Forum will take place at Newmarket on Tuesday 17 March from 5.30pm and an agenda will be circulated.
- Planning Application for Chardale in Dale Road has now been granted. The Chair thanked DCllr Thorndyke for his help and guidance in relation to that application.
- Application for redevelopment of the Old Primary School has not been progressed due to lack of information.
- He had attended a meeting at the Grindle with the County Council Rights of Way Officer and they have walked the length and identified areas which need attention and including barriers that need replacing. This will be dependent upon available budgets – (the Chair reported having replaced the shackles on one length of chain and was seeking replacement chains for the lower grill.)

Cllr Miller asked about the development at Tripp Batt and the fact that the name Tripp Batt should be reflected when the Close is named. DCllr Thorndyke reported that the developer will suggest a name to the District Council who will liaise with the Parish Council for their comments.

The Clerk has already emailed the developer to ask them to consider using the name Tripp Batt.

The Chair reported that an extension in Sturgeons Way appeared not to have a valid planning permission – the previous one having been granted in 2010.

DCllr Thorndyke agreed to look into the details of the planning application.

S C Cllr J Spicer

- The Grundle - there has been a visit from the rights of way officer as outlined by DCllr Thorndyke. The correct footpath signage for Park Farm Drive has been ordered.
- Primary school site - I have no new news
- Speed limit A143 - the cabinet member has signed off his agreement so awaiting confirmation.
- Resident is concerned about an overgrown footpath from Goldsmiths Grove and has asked whether the school bus can stop at Goldsmiths Grove to avoid children having to walk a very remote and overgrown path which is quite dark and especially in the Winter.
Cllr Kemp offered to speak to a local farmer to see if the hedgerow could be cut back to allow more daylight and the Clerk was instructed to write to Suffolk CC to ask them to consider changing the school bus route.
Action – Clerk to report overgrown hedgerow and to write to SCC School Transport in respect of school bus stop
- Upthorpe Road - now might be June for re-surfacing but not confirmed yet
- I am offering a grant of £500 from my locality budget towards new lights for the village hall

5. Clerk's Report: items not on Agenda

Highways issues reported –

Report reference number is: 00269928 BARNINGHAM ROAD, STANTON

Date reported: 07/02/2020

Description: Broken drain cover o/s Rose Tree Cottage

Response - Following your recent report, we are pleased to confirm that work will be carried out to rectify the issue that you raised with us within approximately 2 working days.

Report reference number is: 00270549 GEORGE HILL, STANTON

Date reported: 12/02/2020

Description: Customer has called concerned regarding fallen tree on the pavement along this section of the road. Customer has said that this appears to be going into the road.

Response - Following your recent report, we are pleased to let you know that works have been carried out to rectify the issue that you raised with us.

6. Declarations of Interest: The Chair declared an interest in the Accounts

7. Planning Applications:

a. New Applications received

DC/20/0323/FUL | Planning Application - 2 no. dwellings | Land Adjacent To 8A Bobbys Way Stanton Suffolk

RESPONSE - The site is located at the end of a cul-de-sac which has single storey dwellings to its east side and a wood opposite. It is proposed to extend the existing road and erect two houses. The site lies outside any defined built up area boundary and is thus within a countryside location.

Policy DM1: Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Due to the sites isolated location, the occupiers of dwellings here would be dependent on the use of the private car for most needs and services. As a result, there would be conflict with Policy DM1

Policy DM2: Creating Places - Development Principles and Local Distinctiveness

The proposal would take away the land on which the remnants of a children's play area are sited. This should be enhanced and developed as a recreation area. It therefore contravenes Policy DM2 (d) as it will involve the loss of important green areas which make a significant contribution to the character and appearance of the adjacent houses and development.

The site is currently largely an open grassed area which is adjoined on two boundaries by similar open areas and opposite High Wood.

Policy DM5: Development in the Countryside

Areas designated as countryside will be protected from unsustainable development. A new or extended building will be permitted, in accordance with other policies within this Plan, where it is for:

- a. purposes directly related to agriculture or forestry;
- b. affordable housing for local needs in accordance with other policy;
- c. development relating to equine related activities and the horse racing industry;
- d. essential small-scale facilities for outdoor sport or recreation or other uses of land which preserve the openness, appearance and character of the countryside, leisure activities, and new tourism facilities;
- e. a dwelling for a key worker essential to the operation of agriculture, forestry or a commercial equine-related business in accordance with the requirements of Policy DM26;
- f. small scale residential development of a small undeveloped plot, in accordance with policy DM27;
- g. the replacement of an existing dwelling on a one for one basis where it can be demonstrated that:
 - i. the proposed replacement dwelling respects the scale and floor area of the existing dwelling, and,
 - ii. the curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to Policy DM25.

The National Planning Policy Framework indicates that there should be a presumption in favour of sustainable development. It confirms that isolated new homes in the countryside should be avoided unless there are special circumstances. These circumstances relate to the essential need of a rural worker, optimal viable use of a heritage asset, re-use of a redundant or disused building or where exceptional or innovative design is involved.

The proposal does not meet any of the specified special circumstances set out within the Framework or the Policy.

In a previous application for two properties –DC/16/0163/FUL | Planning Application - 2 no. dwellings with car ports and parking | Land East Of Bobbys Way Stanton Suffolk IP31 2FE (which have now been constructed) - recommended that for a number of reasons the application for two should be refused which was overturned by the development control committee

An extract of the officer's report is as follows –

This application was deferred from consideration at the Development Control Committee meeting on 4 May 2016. Members resolved that they were minded to grant planning permission contrary to the officer recommendation of refusal. At this point, the risk assessment protocol was invoked requiring the further reporting of this matter before a decision is able to be made

A Committee site visit was undertaken on 28 April 2016 at which time Members observed the footings of two dwellings previously occupying the site in 1962 which had recently been uncovered. At the subsequent Development Control Committee meeting on 4 May 2016

Members considered that the former dwellings on the site were part of a cluster and that the proposal would provide a recognisable end to the housing estate. Members considered that the proposal would not create a precedent for further development into open countryside.

It is indicated in the documentation that the site had been occupied previously by dwellings and that these were destroyed by a plane crash and this application ‘completes the scheme’.

However, for the same site, in the refusal of appeal - SE/12/1696/FUL | Planning Application - Erection of 4 no. new dwellings, parking and access | Land East of Bobbys Way Stanton Suffolk – the Inspector acknowledged that –

the newspaper report, regarding this accident, dates from August 1962. Part of the site also appears to have had subsequent, alternative use, as a children's' play area. This play area, itself, is now abandoned with only remnants of the play equipment still in place on the site and the surrounding area laid to grass. In the circumstances, due to the time scale involved, with no remnant of any original dwelling and the site subsequently, in part, being put to alternative use, I do not consider the four houses proposed could be considered as 'replacement' dwellings as put forward by the appellants.

Policy DM10: Impact of Development on Sites of Biodiversity and Geodiversity Importance

The proposal should consider the cumulative impact on the wildlife or geological value of the site; the presence of protected species, habitat areas and wildlife corridors, or geological features, and proposed measures to safeguard and enhance them; the opportunity to create new habitat areas and to improve the conservation status of locally vulnerable species; the extent to which the imposition of conditions or planning obligation would mitigate the effects of the development and/or protect the geological or nature conservation value.

The construction of dwellings, and associated road would significantly intrude into this open countryside setting which currently attracts wildlife including deer, fox and owls and may affect nesting birds in the adjoining woodland. The presence of wildlife can be evidenced by local residents with photographs recently taken of deer.

There is no evidence of this being considered in the local requirements.

Policy DM27: Housing in the Countryside

Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria: a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway; b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

Permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

It is considered that this proposal undermines a visually important gap that contributes to the Rural nature of this location and is therefore in breach of Policy DM27

Policy DM33: Re-Use or Replacement of Buildings in the Countryside

Buildings which are remote, or have become so derelict, have been abandoned or are otherwise incapable of adaptation or reuse will not be considered favourably for replacement.

As the footprint for the previous (pre 1962) properties is no longer visible it is considered that this could not be an argument for replacing existing buildings.

The Parish Council will also refer to DC/19/0240/VAR | Planning Application - Variation of Conditions 4 and 5 of Planning Permission DC/16/0163/FUL to allow use of revised drawing for access and manoeuvring. As amended by drawing received on 04 April 2019. | Land East Of Bobbys Way Stanton Suffolk – this application was to vary the original turning circle to which the Council had no objection.

In summary the Parish Council does not support this application

b. Previous applications decided –

Table 1 Planning Applications determined

| Reference | Address | Stanton PC response | West Suffolk DC decision | Decision date |
|----------------|------------------------|---------------------|--------------------------|---------------|
| DC-20-0071-TCA | Ivy Cottage The Street | Support | No objections | 19/02/19 |

c. Other Planning issues

Council approved the Planning application for floodlighting for Stanton FC at a cost of £231.

Action – Clerk to submit on line application

DC/19/0241/TPO – (to consider comments from planning officer in respect of the previous objection to these works and to consider a response)

After discussion and having had additional information in relation to the disease affecting the trees, Councillors had no objections to the application

Action – Clerk to respond to planning officer

8. Accounts

a. The payments as below were approved for payment. (General Power of Competence applies)

Bank account total as at 29/02/20 – £59795.62

Table 2 List of payments and receipts

| PAYMENTS | £GROSS | £VAT | £NET | WHAT FOR |
|----------------------|---------|-------|---------|--|
| Anglian Water | 5.00 | | 5.00 | Monthly water charges - Pumping Station (Feb) |
| Now TV | 25.99 | | 25.99 | Phone and Broadband (Feb) |
| Anglian Water | 5.00 | | 5.00 | Monthly water charges - Pumping Station (Mar) |
| Scottish Power | 44.83 | 2.13 | 42.70 | Electricity - Pumping station - 2 months |
| Anglian Water | 13.34 | | 13.34 | Water charges - Cemetery - Q4 |
| M and TJ's | 510.00 | 85.00 | 425.00 | Hedge Cutting |
| Mr F Hart | 24.08 | 4.01 | 20.07 | Grundle chain shackles |
| Staff salaries | 1134.95 | | 1134.95 | Litter Picker, street cleaner and Clerk Salary |
| RECEIPTS | | | | |
| Lloyds Bank Interest | 2.80 | | | |
| Burials | 324.00 | | | |
| VAT refund Q3 | 4.65 | | | |

9. Statutory Business/Governance/Contracts

a. Applications for Co-option to the Parish Council – Councillors heard from two members of the public present who wished to be considered for co-option to the vacant position of Councillor.

After their presentations, it was proposed by Cllr Hart and seconded by Cllr Smithson that in view of the confidential nature of the business about to be transacted, it was advisable in the public interest that the public and press be temporarily excluded. Both candidates opted to leave the meeting for Councillors to discuss the applications. DCllr Thorndyke also left. No other members of the public were present.

Both candidates were proposed and seconded and after discussion, Councillors voted by a show of hands. The chosen candidate by a vote of 5/3 was David Cleland-Smith.

Both candidates were invited back into the meeting and informed of the result. The Chair thanked both for offering themselves to be Parish Councillors. He congratulated David Cleland-Smith and invited him to stay as an observer for the remainder of the meeting.

- b. The updated Quality and Diversity Policy was approved
- c. The works to renovate the Multi Goal Area at a cost of £2637.50 ex VAT was approved.

10. Matters for discussion:

- a. An Application for Recreation Ground Hire for a Car Boot and Garage Sale Trail event on 3 May 2020 for charitable reasons by the Clerk – Mrs J Hart – was approved.
- b. Cllr Brown reported no progress on the adoption of roads on the Mill View Development. It was agreed that the Clerk will write to West Suffolk Council expressing disappointment in the time it has taken and seeking an official update.
Action – Clerk to write to West Suffolk Council
- c. Cllr Smith reported that the British Legion were leading on the VE Day celebrations with the raising of a toast at 3pm on Bank Holiday Friday 8 May at the Cock PH and Church Services on the Sunday.
- d. The Chair introduced a discussion around the Coronavirus threat which has already caused two Councillors to be absent from tonight's meeting for the purposes of self-isolation. It was agreed that with the absence of Government guidance, the Clerk will seek volunteers and maintain a list where vulnerable residents can seek help and will be 'buddied up' with a volunteer.
The impact of the virus is unprecedented and is moving at a fast pace with information coming out on a daily basis. It was agreed that the Council will await guidance from NALC or the County Council in relation to future meetings and will respond appropriately to guidance issued. The Clerk will circulate information as and when it is received.
- e. Cllr Kemp asked Council to consider the need for a dog waste bin in Barningham Road. After discussion it was agreed that a normal waste bin to be emptied by the street cleaner can be sited on a post in Barningham Road on farmers land with his permission. There is a spare bin in the Clocktower which can be used. Cllr Kemp and the Chair to organise.

11. Correspondence from Borough and County Councils

- a. Play Area Reports – February 2020. Noted – no issues of concern

12. Correspondence

- b. No other correspondence received

There being no further business the meeting finished at 8.45pm

Minutes signed as correct..... F J Hart