



STANTON PARISH COUNCIL

Clerk to the Council: - Mrs Joy Hart, Sucrerie, Old Bury Road, Stanton, Suffolk IP31 2BX
Tel: - 01359 408759 Email stantonparishcouncil@gmail.com

Chair – Francis Hart

Vice Chair – Phil Smith

Minutes of the Meeting of Stanton Parish Council held on 11 November 2021 at 7pm at Stanton Village Hall.

AGENDA

1. **Roll call and apologies for absence**
Present – Cllrs F J Hart (Chair), P Smith (Vice Chair), B Smithson, K Davies, D Cleland-Smith, L Frost, M Scowcroft, A Kemp, B Brown
Apologies for absence accepted – Cllr A Shelton, J Frizzell.
2. **The minutes of the previous meeting** on 28 October (Budget meeting) were approved.
3. **Public Forum:** One member of the public was present to observe the meeting.
4. **Report from**
 - a. **D Cllr J Thorndyke reported**
 - The bus shelter on Old Bury Road has no restrictions if the Council wish to remove/replace it. However, there may be issues with Highways and the ownership of the land where the shelter sits needs to be established.
 - The Recycling vehicle damaged the telephone wire to the Village Hall for a second time. Council might consider re-siting the bins to alleviate the problem. – **Chair to meet with DCllr Thorndyke to discuss way forward.**

Cllr Scowcroft asked whether the bottle banks could be emptied more frequently as they had recently been reported as full with people leaving bottles on the ground which is unacceptable. This is not the first time this has happened.

The Clerk reported that the recycling vehicle had attended to empty the banks but was unable to access them due to cars parked. After discussion it was agreed that the Clerk will contact the recycling company to ask for a schedule for the banks and suggest they arrive early to avoid the parked cars.

Action – Clerk to contact Recycling Company

b. C Cllr J Spicer reported

- Has met with engineers in relation to the emergency weight limit on the A1088 at Bridge Farm. The works may take up to 2 years to complete and the risk is that small Village roads will become rat runs for heavy vehicles frustrated by the lengthy diversion routes. County Council engineers are being encouraged to consider temporary lights to keep the road open to permit holders. The Council may want to express their concerns directly to SCC engineers.
- A143 speed reduction is progressing. She will be contributing to the project from her Highways budget to complete the works. Parish Council contribution will be capped at £10,000. £5263.02 has already been paid to Highways by the Parish Council.

- A consultation on HGV routes will be taking place in November. Important that the Parish Council responds and stresses the importance of having a new link road to the Industrial Estate. **Chair to respond on behalf of the Parish.**
- The compulsory purchase of land to complete the new link road on the Industrial Estate goes to Cabinet in December. This will tie in with the new plans outlined by Jaynic for Commercial use of the area previously proposed as a possible housing development.

5. **Clerk’s Report:** There were no queries with the Clerks report of the previous months activities.

6. **Declarations of Interest:** - Cllr Brown declared an interest in the accounts.

7. **Statutory Business/Governance –** No items

8. **Planning Applications -**

a. **New Applications –**

DC/21/2080/TPO | TPO 085 (1983) tree preservation order - one Beech (T1 on plan and order) overall crown reduction by up to four metres | Haseena Park Farm Drive Stanton Bury St Edmunds Suffolk IP31 2DL

RESPONSE – There are no objections to the works being carried out.

b. **Determined Applications –**

Table 1 Determined applications

Reference	Address	PC Decision	West Suffolk decision	Decision date
DC-21-1347-TPO	Shepherds Grove Park	Support	Approved	18/08/21
DC-21-1349-LB	Gable End Old Bury Road	Support	Approved	02/09/21
DC-21-1348-HH	Gable End Old Bury Road	Support	Approved	02/09/21
DC-21-1185-OUT	Land at George Hill	Object	Withdrawn	05/10/21
DC-21-1607-TPO	10 Church Close	Support	Approved	28/09/21
DC-21-1836-TCA	Ivy Cottage The Street	Support	Approved	18/10/21

c. **Other Planning Matters – Shepherds Grove**

Information has been received from Jaynic in respect of progress on the development of land at Shepherd’s Grove, Stanton which was previously the subject of an agreed masterplan for employment and residential development, in accordance with the adopted Local Plan allocation for the site.

Jaynic have now acquired the freehold land interest at Shepherd's Grove from Property Recycling Group (the previous owners) and are currently progressing plans for the 91-acre site. You will recall that the recently adopted Masterplan included up to 400 residential units, with funds from the development of the residential land being used to provide significant infrastructure improvements, including the link along Grove Lane to facilitate the removal of HGV traffic associated with Shepherd’s Grove West travelling through Stanton village.

Since the approval of the Masterplan, a significant commercial occupier has come forward with an interest in acquiring 68 acres of Jaynic’s site, and has since committed, exchanging contracts to acquire the land subject to securing planning permission for B8 Use Class (storage and distribution). This commercial business is a company called Copart - an American listed business - who would utilise the land as a regional hub for the storing, distribution and processing of accident damaged and non-damaged motor vehicles, together with the erection of ancillary buildings. Vehicles would only be stored at ground level (the same as any car park), and not stacked on top of one another. The business is a global leader in 100% online car auctions featuring used and salvage vehicles – see www.copart.co.uk. They currently operate from 17 physical UK site locations covering over 432

acres and handle more than 400,000 vehicles every year, re-marketing vehicles on behalf of the insurance sector, fleet, lease and hire companies etc.

Upon completion, this transaction will provide the necessary funds to deliver the highways improvements, including the new roundabout, spine road and Grove Lane Link through to Shepherd's Grove West.

Jaynic is therefore now progressing a 100% commercial/employment development on the site (with no residential development), which would include all of the highway improvements, framework landscaping, on-plot landscaping, additional land planted to meet Bio-diversity Net Gain requirements, the Copart development site and a further 10 acres of commercial land split over 4 plots, as shown on the attached plan, which is the latest working draft layout.

The impacts of this commercial scheme will be far less than that envisaged under the 'Masterplan' uses, with the traffic impacts in particular expected to be a fraction of what it otherwise could have been under the development agreed in the Masterplan.

Jaynic are also actively engaging with Suffolk County Council, with a solution being worked up for the County Council to take the necessary control over the unadopted section of Grove Lane, which would enable Jaynic to complete the necessary upgrade works (having already secured planning permission for this work in January 2021) and deliver the link from Grove Lane northwards to the A143.

Site-wide planning application preparation works are well advanced and Jaynic anticipate being in a position to submit a planning application in early 2022, with the infrastructure/highway works taking approximately a year to complete, subject to planning permission and the associated highways agreements etc.

After discussion, Councillors agreed that a public meeting should be held including Hepworth residents to see the proposed plans in detail before making a comment. This to be organised once the plans have been finalised

9. Matters for discussion:

- a. Fireworks Event 2021 – Cllr Smithson reported a very successful night had resulted in attendance estimated at 1500 and a profit of around £3,100. People had attended from all over the area and the feedback was very good and there was a positive reaction on social media. 4 persons were attended to by St Johns Ambulance with smuts in eyes. The crowd had dispersed well at the end with vehicle exit being confined to a left turn only.

Thanks must go to Stanton Football Club for providing stewards and the BBQ, and local residents who helped set up, marshall and clear away including Darren and Ginny Lamboll, Ray Kidd, Vic Dorling, Angie Burroughs, Anna Watkins, Kenny Brown, Ben Frost and Councillors Brian Brown, Kaz Davies, Lorraine Frost and Francis Hart. A special thanks to Dave Smithson and Cllr Phil Smith who made sure all the whizzes and bangs went off simultaneously!

It would be good to continue the event but there does need to be more input from the Village and a working party to share the burden of putting the necessary arrangements in place. Any resident interested in assisting and joining a working party can contact the Clerk.

The Chair asked to put on record his thanks to Cllr Smithson, Cllr Smith and David Smithson and all the Councillors and volunteers who turned up to help on the day.

- b. Queens Platinum Jubilee event update – June 2022. Cllr Frost/Davies are working on this. A date to be set for an initial meeting with village organisations and circulated.

Action – Date to be set for inaugural meeting

- c. The Chair reported having attended a meeting with Suffolk County Council in respect of the maintenance of the structures in the Grundle. It was agreed that the Parish would undertake maintenance of the structure by agreeing to remove any build-up of debris, however the Parish

would wish to limit the costs to £1,000 per annum and the Memorandum of understanding with the County Council should include capping the level of financial input expected from the Parish. The agreement will be brought to Full Council for agreement once received from the County Council

- d. The Recreation Ground working party are looking at renewing the charges relating to the hire of the Recreation Ground for commercial purposes including the introduction of a permit for Commercial fitness classes/personal trainers who use the Recreation Ground. This would be in line with the current West Suffolk policy. Once complete, the working party will bring the matter back to full Council for agreement.
- e. Cllr Brown asked whether any update had been received from the Police in relation to the damage captured on CCTV and their investigations into other damage reported. The petty vandalism is continuing with the Church also being targeted. This behaviour is unacceptable and residents are encouraged to report all incidents to the Police.
The Clerk reported that she had had no update. After discussion it was agreed that the Clerk would chase the matter with the police and also ask for Police attendance at the next meeting. If the request is ignored again then this should be escalated to the new Area Commander/PCC.
Action – Clerk to contact Police for an update
- f. Cllr Brown reported a continued water leak outside the Doctors Surgery. It was suggested that this should be reported to Anglian Water again which he will do.
- g. Bottle Bank on the Recreation Ground – as above
- h. Cllr Scowcroft reported that the Safety Camera Team Van has been parking at the bottom of The Chase on the grass verge impeding the visibility splay from the direction of Bury St Edmunds. He considered that this was dangerous. After discussion it was agreed that the Clerk will contact the Safety Camera Team to ask if they can operate from the site without the vehicle being present to assist in visibility for traffic exiting The Chase.
Action – Clerk to email Safety Camera Team

10. Accounts

- a. The accounts as below were approved (General Power of Competence applies)
b. Bank reconciliation as at 29 October 2021. Current Balance (£66788.67)
c. The draft budget and Precept application for 2022-23 was approved and signed.

Table 2 List of payments and Receipts

PAYMENTS	Minute/cost code	Description	Net	VAT	Total
C Avis	03/28	Renovation and paint teen shelter	300.00		300.00
Culford Waste	Special Projects	Skip Hire – Fireworks Event	158.33	31.67	190.00
Sutcliffe Play	03/28	Replacement parts	67.32	13.47	80.79
Glasdon	03/28	Dog Waste bin – Old Bury Rd	160.26	32.05	192.31
SP Landscapes	Rec Ground	Tree Works	1875.00	375.00	2250.00
Irwin Mitchell	02/12	Legal fees	1765.40	353.08	2118.48
B G	EGM 280721	Legal costs	10000.00		10000.00
A W	03/28	Toilet Cleaning	9.00		9.00
Air Ambulance	Budget meeting 281021	Section 137 Donation	100.00		100.00
Citizens Advice Bureau	As above	Section 137 Donation	100.00		100.00
SARS	As above	Section 137 Donation	100.00		100.00
Royal British Legion	As above	Section 137 Donation	100.00		100.00
Wyken Farms	03/23	Annual rent - Allotments	5.00		5.00
BB	05/29	Christmas Tree Event costs	87.43	17.49	104.92
Staff Salaries	Admin	Clerk/Litter picker/street cleaner	1195.95		1195.95

RECEIPTS					
Lloyds Bank		Interest			0.80
A B		Donation to tree works			300.00

11. Coronavirus Updates

- a. There were no updates not previously circulated nor any actions necessary in light of latest guidance from Government, County and District Councils relating to Covid 19.

12. Correspondence from SALC, NALC, Borough and County Councils and Police

- a. West Suffolk Market Review Survey- Noted. Survey has now closed.
- b. Lorry Route Map review – Chair will review and respond
- c. Play Area Inspection Reports Oct 21- Noted
- d. Proposed Structural Weight Restriction A1088 Stowlangtoft – as discussed above by CCllr Spicer.

13. Correspondence –

- a. AB - To consider a request for hedge cutting adjacent to the Rectory. – After discussion it was agreed that the Clerk will speak to Browns Tree Services who is scheduled to undertake some works on the Recreation Ground trees and ask them to provide a quote

The meeting finished at 8.30pm

Minutes signed as correct