

Mendlesham Parish Council

A Parish Council Ordinary meeting was held in the Main Hall, Mendlesham Community Centre, Mendlesham on Wednesday 9th November 2016 at 7.30pm.

1. Present: Cllrs M Exley (Chairperson), A Davey, M Favager, D Foster, N Foster, D Nunn, H Orton, E Ward, M Watson, S Webb and S Jones (Clerk). SCC/MSDC Cllr A Stringer and 17 members of the public.

Apologies: none .

All were welcomed to the meeting. The filming statement was read out.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items. Nothing declared.

b) To agree any dispensations with regard to declarations of interest. Not required.

7.31pm The meeting was suspended to allow for the following:

Police report: The October newsletter had been previously circulated and was noted.

SCC/MSDC Stringer: It was agreed to defer Cllr Stringer's reports until later in the meeting.

Public Forum: No questions or matters raised. It was noted that the meeting would be opened for comment during the planning applications.

7.33pm Meeting reopened.

3. Minutes:

a) Ordinary meeting held on 5th October 2016.

Pages 1440-1444 inclusive were approved as an accurate record of the meeting, signed and dated by the chairperson.

4.Planning

a) Applications

4257/16 Health Centre, Chapel Road, Mendlesham: Construction of 9 additional car parking spaces. Unanimously recommended for approval with no comments.

Two members of the public arrived.

4242/16 Land to north west of, Mason Court (known as Old Engine Meadow), Mendlesham:

Application for outline planning permission (include access only) for the erection of 28 dwellings.

The Chairperson reported that this was outline permission for access and 28 dwellings only. Therefore much of the content of the application, could be subject to further change.

The meeting was opened to members of the public and comments included:

- Chapel Road was already dangerous, with speeding, narrow roads, no footpaths. A proposal including a diagram was made, suggesting a one way priority restriction coming into the village with a 20 mph limit and creation of a footpath by draining and piping a ditch from Mayfield Way to the White House Farm entrance. Page 1445

- The proposed new footpath linking the development to Horsefair Close was over a private driveway and would cause accidents. Another member of the public arrived reporting that ownership of this driveway was part of her property, but this was disputed by Ann Bennett, Mid Suffolk District Council who confirmed that the ownership had been investigated as part of the planning application process and this was not believed to be correct. A professional representative of the applicants reported that the proposed footpath link was on MSDC owned land but even if not so, the development would also be linked near Mason Court.
A Parish Councillor proposed that the two proposed footpaths should also accommodate cycling provision. A member of the public asked how many parish councillors had looked at the Horsefair Close access and the Chairperson confirm he had.
A photo detailing the proposed access site was circulated by a member of the public. A Parish Councillor suggested use of a barrier.
- A member of the public noted that no 35 Horsefair Close had been extended with the new footprint for the property not showing on the plans.
- A professional representative for the applications reported that the application included 10 affordable properties, 4x 1 bed, 5x 2 bed and 1x3 bed. There was then a discussion about the certainty of this number of dwellings being provided as they were not included in the title of the application and questions asked of the planning officer had indicated whilst proposed, these were not guaranteed at this stage of the planning process. The applicants reported that they were definitely part of this application and legal documents had been signed by the applicants to ensure that if the site was sold on, the developer would need to provide this number of dwellings. Cllrs welcomed the inclusion of the affordable dwellings.
- A member of the public asked how this application would fit in with the Mendlesham Neighbourhood Plan. This caused discussion with the professional representative of the applicants reporting the Neighbourhood plan could not be taken into consideration and Councillors reporting that as an emerging Neighbourhood plan this view was incorrect. However, the development as proposed would currently fit well with the Mendlesham Neighbourhood Plan.
- Questions were asked and answered about garaging.
- The potential loss of habitat for Horsefair Close was noted.
- Emails received from residents unable to attend noting the footpath link to Horsefair Close, asking questions about flooding and noting foul water drainage issues at Mayfield Way were read out and noted.
- Flooding, the proposed change of route for the river and Suffolk County Council consultee comments about the location of the balancing pond being incorrectly located within the flood zone were raised.

20.15pm a member of the public left. The meeting was closed to the public.

A proposal was made, seconded and unanimously approved to recommend approval of this application subject to comments about:

- Footpath ownership and safety
- Affordable houses, the legally binding documents with 35% being an essential reason for recommendation for approval.
- Location of the balancing pond/ flood risk concerns
- Footprint of 35 Horsefair Close not shown accurately on plans.
- Emerging Neighbourhood plan carrying weight and supporting application.
- Consideration of cycling provision for the access routes.

Action Clerk: an agenda item for the next parish council meeting to cover traffic calming, careless driving, traffic in and out of the villages.

11 members of the public left.

b) Results:

3715/16 2 Front Street, Mendlesham: Change of use of residential flat (above A2 unit) to A2 use -granted.

3716/16 2 Front Street, Mendlesham: Change of use of residential flat (above A2 unit) to A2 use -granted.(LBC)

2211/16 GR Warehousing Ltd, Mendlesham:

Application for approval of reserved matters pursuant to outline planning permission , being part of hybrid planning application 0254/15 " Hybrid planning application that seeks:

a) Outline planning permission for demolition of all existing buildings and erection of 56 dwellings (including six affordable units) with associated parking, hardstanding and creation of public footway, with all matters reserved except access.

b) Full planning permission for provision of open space (as shown on drawing no 16-23-03)" relating to Appearance, Landscaping, Layout and Scale for the development on 2211/16 .

Granted.

Correspondence:

Receipt of two new planning applications for comment were noted with a meeting arranged for 23rd November.

20.31pm 6 members of the public left.

5. Reports:

a) Clerks report & delegated decisions. Actions taken from last meeting and correspondence received since last meeting:

Financial:

£2053 received re insurance claim for playequipment.

Q2 Street Cleaning grant sent off.

NEST (National Employment Savings Trust) account re pension scheme set up. More another meeting but from switching date 1/5/17 could need to pay employee contributions of initially 1%, from Oct 17 2%, Oct 18 3%.

Scout Hut: letter supporting project to grant providers completed.
Suspicion of fly tipping -think not at present.

Correspondence:

All circulated or agenda items.

Delegated Decisions by Clerk :none

b) Report from Village Organisation Representatives.

Nothing reported.

c) Report on Neighbourhood Plan

See report as appended to these minutes.

d) Chairs report: The Chair had nothing to report that was not an agenda item.

e) Questions to the Chair: No questions asked.

20.40pm four members of the public left.

6.Mendlesham Parish Council Financial matters:

a) To agree invoices for payment.

The following invoices were unanimously approved for payment.

000558 (Already issued)	52.19	HMRC PAYE Q2
000559	168.00	RSA Pest Management Services (moles in Woodland)
DD	5.50	Google monthly fee
000560	27.00	Mendlesham Community Centre room hire
000561	132.00	Suffolk Association of Local Councils training Cllrs Foster.
000562	60.00	Community Action Suffolk Web site annual fee
000563	2583.60	Playequip Leisure - refurbishment of tower further to insurance claim
000564	157.00	J Lawes -decorating materials £106 and £20.45 50/50 shop, £4 bin bags plus vat
000565	200.00	Stowmarket Skip Hire -Scout Hut demolition .
000566	136.80	S Jones reimbursement printer ink
000567	150.70	K Hales salary plus tax rebate Page 1448

000568	737.47	S Jones salary plus tax rebate
000569	2.00	Mendlehsam Town Estate MG playingfield rent

b) Any other financial matters: none

Meeting closed for:

SCC/MSDC Stringer reports as appended to these minutes.

8.48pm meeting reopened.

7. Parish Council Budget y/e 31.3.18.

a) To commence the budget process.

The RFO had prepared a draft document detailing management information to 31.10.16, potential year end information for the year ending 31.3.17, plus proposed budget figures for the year ending 31.3.18 and 31.3.19.

Councillors were reminded of the budget process and the need to review these figures carefully and also consider any projects for the forthcoming year to discuss further at the next meeting.

8. Playingfield matters:

a) Report on new playingfield land.

Further to the Mendlesham Football Club that the new pitch grass was deteriorating, it was noted that the recent application of fertiliser had improved the grass cover. The question regarding if the land was safe to play football on was something the Parish Council was not qualified to consider and had been confirmed by TGMS, professional sports consultants only a few months previously. It was agreed no further maintenance works should be authorised. However a view from a local resident with world experience in football pitch provision would be sought.

Action: Cllr Nunn

b) Report and proposals further to working party meeting re Mendlesham Playingfields vision.

The working party had met and reviewed a questionnaire and circulation. The draft documents had been previously circulated to all Parish Councillor. A printing quote of £273.59 for loose insertion in the next village newsletter was agreed.

c) Mendlesham Football club comments further to draft hire agreement- to discuss and agree way forward.

After discussion the Council agreed the agreement should change mention of "hire" to "use" as no financial consideration was part of the proposed current arrangement. It was agreed the Football Club should be asked again to sign the agreement and a covering letter in reply to their comments should be sent. **Action: Clerk.**

d) Rope for Tower complex: not required.

e) Any other playingfield matters:

Council noted that an unknown person had made some unauthorised modifications to the external box housing the water tap and electrical socket at the Community Centre and agreed that these works should be boarded up.

9. BT telephone box removal consultation: to agree response further to proposal to remove box in Mill Road, Mendlesham. Unanimously agreed with the comments that the ground should be levelled and grass over as part of the removal.

10. Battles Over: to agree to register to light Mendlesham Green Beacon 11.11.18. Unanimously agreed.

11. Meeting dates 2017 : Unanimously approved.

12. Any other business: matters of report and future agenda items.

The Chairperson reported that the proposed WI project for a map of Mendlesham was under discussion.

9.13pm Meeting closed.