

Felsham Parish Council

Minutes of the Parish Council Meeting held on 19th September 2017 in the Village Hall

Present: Cllr Simon Garrod Cllr Harry Wragge Cllr David Simpson
Cllr Hayley Nunn Cllr David Williams Cllr Ken Sparkes
Cllr Mark Tavernor
Mrs. Paula Gladwell (Clerk) County & District Cllr Penny Otton
7 members of the public

2017/1906 **Apologies for Absence** - None

2017/1907 **Declarations of Interest and requests for dispensation** – Cllrs Nunn and Sparkes declared a non pecuniary interest for Item 7a. Cllr Tavernor declared a pecuniary interest for Item 7a. (Min no. 2017/1912) There were no dispensation requests.

2017/1908 **Minutes of Parish Council Meeting** – It was proposed by Cllr Garrod that the minutes of the previous Parish Council Meetings were approved with all in favour. The Parish Council Meeting minutes of 18th July 2017 and 1st August 2017 were signed as a true record.

2017/1909 **County & District Councillor Otton** – Cllr Otton gave her report which had been circulated and is attached to these minutes. Cllr Otton confirmed that the Boundary proposal for the Rattlesden Ward submitted by MSDC remains as is with the inclusion of Hessett which mirrored the suggestion submitted by council to the consultation.

2017/1910 **Public Participation** – Several concerns were raised regarding the planning application at Lower Green Farm, these included safety issues with the access, possible water logging issues and the effect on the Conservation Area and the setting of the grade II Listed building.

Concerns were expressed regarding the condition of the grass on Upper Green. It was confirmed that weather conditions sometime cause irregularity of cutting and that it was due to be done the next day.

Concerns were expressed that a letter from Highways supposedly sent to properties in Cockfield Road advising of the imminent road closure did not arrive. Cllr Otton agreed to look into this.

The clerk will report any cross field footpaths that may not have been remarked within the time limit following cultivation.

2017/1911 **Clerks Report** – Buxhall PC have requested formal agreement to the new rota for the VAS machine. Cllr Simpson confirmed that all is in hand and the new rota is working, the clerk will confirm agreement with Buxhall Parish Clerk.

SCC Highways have confirmed that they have repaired the parts of the pavement in Church Road that "meet their criteria" but will not address the underlying problem and suggest that if the other holes get larger then they should be reported at that time and will be dealt with in the usual way.

The clerk will check with the insurance policy if the defibrillator cabinet is required to be kept locked.

It was agreed that a new email address be set up for the council, felshamparishclerk@gmail.com would be circulated to all.

Cllr Tavernor left the room.

2017/1912 **Planning** – It was resolved to submit the following comments to application DC/17/04120 Outline Planning Permission (Access to be considered) – Erection of 4 no. dwellings, Land at Lower Green Farm. Proposed by Cllr Garrod, Sec Cllr Simpson with all in favour. – "*Lower Green Farmhouse is a significant grade II listed building in the Conservation Area and Council are extremely concerned that they cannot comment constructively on this application under the Outline planning system. There is no proposal for design, no Environmental studies and it appears no input from Heritage. The impact on the Conservation Area and the setting of the Listed house could be significant and we ask that a Heritage Officer visit the site*

before any decision is made on this application. A full planning application for development of this site is crucial if we are to ensure any development of this meadow is sympathetic to the area. With this in mind, Felsham Parish Council OBJECT to this application on the following grounds; This development of 4 dwellings would be outside the settlement boundary for the village, whilst being within our Article 4 Conservation Area. This settlement line is not proposed to alter in the draft Joint Local Plan. The meadow is one of the few open spaces in the Conservation Area and retention of this should be taken into consideration. Losing the meadow for residential building will be detrimental to the character and appearance of the Conservation Area and be contrary to HB8 of Mid Suffolk Local Plan. A development of this type outside of the settlement boundary will set a precedent.

Council would like to highlight a number of safety issues; the access to Lower Green Farm is narrow and exits onto a blind bend adjacent to the entrance to the playing field and close by the school bus pick up point. There is almost no splay on the existing driveway and visibility is severely restricted. Given the proximity of the playing field entrance the sheer volume of additional vehicle movements that this development will generate will jeopardise the safety of all road users and particularly pedestrians as there is no pavement. The single track driveway is inadequate as it provides no possibility of passing so any vehicle turning into the site will be held on the blind bend preventing the free flow of traffic if another vehicle is exiting. It is thought that safe access and egress to this site for this number of vehicle movements cannot be achieved and is contrary to T10 of Mid Suffolk Local Plan.

Should it be decided to grant permission can we ask that some condition be attached to construction. If as suggested these plots are sold off individually for self builds the likelihood of evening and weekend working is high and restrictions should be considered to prevent the negative effect of this on neighbouring residents.

The sewage plant serving Felsham is, and has for many years been, unable to cope with ever increasing demand. A consequence of this is that the most recent new dwellings at The Orchard although initially connected to the system have had issues resulting in the need to have overnight pumping carried out on a regular basis. An alternative sewage treatment system should be considered as a condition as any additional demand on the current system will cause further back up problems for other residents.

Cllr Tavernor returned.

- 2017/1913 The following MSDC decisions were noted; DC/17/02841 Replace glazed roof lantern and replace with slate roof with single fixed "Conservation" type roof light, The Old Rectory, Church Road – GRANTED and DC/17/03037 Construction of a hard surfaced tennis court with open mesh surround fencing, maximum height 2.75m, The Old Rectory, Church Road – GRANTED, it was noted that a new access had been created from The Old Rectory into Brettenham Road to facilitate the construction of this application and this will be reported.
and DC/17/03212 Erection of single storey extension forming garage, workshop and stores (following demolition of existing outbuildings) Felsham House, Bury Road – GRANTED
- 2017/1914 **Finance** – The Finance Report for September 2017 was approved.
- 2017/1915 The following payments were approved. Prop by Cllr Simpson, sec Cllr Williams with all in favour. Clerks Salary for July,
- 2017/1916 LCPAS Data Protection course £20.00
- 2017/1917 The completion of the BDO external audit was noted, there were no issues arising that required action.
- 2017/1918 **To review Internal Controls** - Standing Orders and Financial Regulations together with all policies and procedures were reviewed with no amendments proposed. It was resolved to approve the reviewed documents. Proposed Cllr Garrod with all in favour.
- 2017/1919 The Risk Assessment, including Village Lengthsman duties was reviewed with no amendments proposed. It was resolved to approve the review of the Risk Assessment, proposed Cllr Garrod with all in favour.
- 2017/1920 **Effectiveness of Internal Control** – A review of the effectiveness of councils governing arrangements and systems of internal control was carried out. All controls in place were felt to be effective and no areas for development were identified.
- 2017/1921 **Intended Disposal of an Asset of Community Value** – Following consideration of the notification from MSDC regarding the intended disposal of the Post Office Stores it was

agreed that as the shop is advertised for sale as a going concern and we have been given no indication that a sale under any other circumstances is imminent council had no intention to submit an Expression of Interest.

- 2017/1922 **Proposed changes to Suffolk Home to School Transport Policy** - Appreciation was extended to Hayley and Janey and the children and other parents involved in the protest walk to school to highlight the issues that these proposals would cause to our children's access to school. Felsham has now been removed from the list of villages affected by the proposal however our neighbours in Gedding and surrounding villages could still be severely affected. It was agreed that a letter be drafted and submitted to the consultation expressing concerns about the impact on our children's schooling that this proposal could cause.
- 2017/1923 **Correspondence** – A report of graffiti on a road sign in Brettenham Road was noted.
- 2017/1924 It was agreed that the signage advertising the MacMillan Coffee event would be allowed on Upper Green. A review of the Standing Order relating to advertising on the greens will be considered at the next meeting.
- 2017/1925 The request to plant more daffodils alongside the church wall was supported.
- 2017/1926 There were no further comments to tabled correspondence.
- 2017/1927 **Village Maintenance** – Tree Officer Report – It was confirmed that the tree guards had been purchased and would be installed as soon as possible.
- 2017/1928 The current position regarding the completion of the Street Light project was discussed and it was confirmed that four of the five lamps were now operational. A connection date for the new lamp at Upper Green will be chased again.
- 2017/1929 Cllrs Williams, Wragge and Simpson confirmed that they would clear back the overgrown edge of the path between church and shop.
- 2017/1930 **Conservation Area** – Conservation Officer Report – nothing to report.
- 2017/1931 There were no further Conservation matters reported.
- 2017/1932 **Footpaths** – Footpath Officer Report – It was noted that the broken finger post at Maiden Hall end of FP6 had still not been replaced and would be reported again.
- 2017/1933 No work had been carried out on the badger damaged bridges on path 3 and this would be chased up again.
- 2017/1934 **Creation of a Steering Group to carry out a 5 year review of the Parish Plan** – Deferred to next meeting.
- 2017/1935 **Welcome Pack** – Further quotes had not yet been received. The clerk will take this on and source alternatives for consideration at the next meeting.
- 2017/1936 Discussion around distribution was deferred until the packs are complete.
- 2017/1937 **To consider the Babergh and Mid Suffolk Joint Local Plan Consultation** – Deferred.
- 2017/1938 **Matters to be brought to the attention of council** – Cllr Tavernor reported that SCC would not provide a replacement bus timetable board on the telegraph pole at church and that there is no bus stop identification at all for the Orchard Close stop. Cllr Tavernor will arrange for a SCC officer to carry out a site survey and put forward recommendations on how best identify the bus stops in the village.

The next meeting of the Parish Council will be held on Tuesday 19th September 2017 at 7.30pm in the Village Hall