

## **Mendlesham Parish Council**

A Parish Council Extra Ordinary meeting was held in the Main Hall, Mendlesham Community Centre on Thursday 22 September 2016 at 7.30pm.

**1. Present:** Cllrs A Davey ( chairing the meeting as Vice chairperson in the absence of Cllr Exley) M Favager, D Foster, N Foster, D Nunn, E Ward, M Watson, S Webb, S Jones (Clerk) and nine members of the public.

**Apologies:** Cllrs M Exley and H Orton. SCC/MSDC Cllr A Stringer.

All were welcomed to the meeting and 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.

7.35pm The meeting was suspended to allow for

**Public Forum:** A member of the public reported that she was not happy about the number of affordable houses 6/56, offered in the following planning application ( no 2211/16) as her daughters and eight others she knew required housing.

The Chair reported this could be discussed further as part of the specific agenda item.

7.40pm Meeting reopened.

### **3. Minutes:**

**a) Ordinary meeting held on Wednesday 7th September 2016.**

Pages 1433-1436 inclusive were approved as an accurate record of the meeting, signed and dated by the chairperson.

### **4. Planning**

**a) Applications:**

**2211/16 GR Warehousing Ltd, Mendlesham: Further consultation re:**

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 .

Page 1437

The chairperson read out the last Mendlesham Parish Council response to this application.

Councillors confirmed they had looked at the application information. Initial comment was that the affordable units proposed were 4 x 2 bed and 2x1 bed, with the number of one beds and the mix of total properties/affordable units disappointing.

The meeting was opened for public comment which strongly repeated the earlier comments about the number of affordable units, the size of the units and that six units were insufficient for local need.

The public were reminded that the six affordables offered had taken much negotiation to achieve, with no community benefit of any kind offered initially. Whilst six units was lower than normally anticipated, the lower number had been agreed as the site was "dirty" requiring clean up costs, the units would be let at social rather than market rents and a monetary sum had also been agreed for the community.

It was also noted that whilst six units did not meet the 2011 Housing Survey or Neighbourhood Plan data obtained in 2015, the demand on the housing register did not match public thoughts on demand and it was essential that any one requiring housing should register to provide evidence for further applications.

The chairperson reported details of letters received from residents.

Council then considered the detail of the application with the following comments:

- entrance to the development, car lights would show directly in front of the first two "facing" units. This was not agreed for final comment.
- T21/22 ash trees proposed to fell was fine, but T20 a Field Maple proposed to fell should be coppiced.
- T31 was a Turkey Oak so proposal to fell was fine.
- boundary hedges and trees, including existing and to be planted should be protected by a TPO.
- proposed discussions with School/ Charity welcomed.
- hedges should be a min of 3m in height as this would protect residents from noise and also protect the setting of Elms Farm.
- Demolition details still required.
- Confirmation of moving the dropped kerb required.
- Parking plan required.
- Electric station relocated approved as positive.
- Materials -fine, fitting of the character of the village and a good mixture.
- S106 and other negotiations/agreements to remain.

It was unanimously agreed to recommend this application is accepted subject to the concerns/comments as mentioned.

Page 1438

**2904/16 1st Mendlesham Scout Hut, Mendlesham Green:** Erection of a new Scout Hut, following demolition of old hut.

It was noted that the Parish Council is the applicant. Members of the

public asked for details, including confirmation of the colour of the building and why it was an agricultural type of building but had no further comment.

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

After discussion it was unanimously agreed to recommend that this application was approved with no further comments.

**b) Results:**

**3249/16 Russells, Hobbies Lane, Mendlesham:** Erection of building for the purpose of garaging and ancillary accommodation-granted.

**c) Correspondence:**

**2520/16 Bendalls Farm, Hobbies Lane, Mendlesham:** Creation of a new vehicular access, associated wall and gates and drive/hard standing. Permission granted to vary condition 3 wall details.

**5. Reports:**

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

The Clerk reported that correspondence had been received about the Parish Council web host, One Suffolk, moving to Community Action Suffolk at a fee of £50 pa. This had been confirmed under delegated authority for the first year.

b) Chairs report: nothing to report

c) Questions to the Chair: nothing asked.

**6. Mendlesham Parish Council Financial matters:**

a) To agree invoices for payment- none required.

b) To note external auditors report and agree any actions as required. Receipt of the report had been chased resulting in further information requested and supplied.

c) Any other financial matters: Councillors were reminded they needed to take their ID to TSB, further to new charity accounts required.

**7. Any other business:**

Nothing raised. The clerk reported on a Community Centre charity/school academisation requirement and Cllrs agreed a special meeting of the charity would be held on 26 September 2016.

8.40pm Meeting closed.