

Mendlesham Parish Council

A Parish Council Ordinary meeting was held in the Small Hall, Mendlesham Community Centre on Wednesday 5th September 2018 at 7.30pm.

1.Present:Cllrs M Exley (Chairperson), A Davey, N Fletcher, D Foster, N Foster, D Nunn, E Ward, M Watson, S Jones (Clerk), SCC/D.Cllr Stringer and 42 members of the public.

Apologies: Cllrs S Webb and H Orton.

The Mendlesham Parish Council filming statement was read out.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items.

Cllr Nunn declared a non pecuniary interest in planning application DC/18/03718 Green Farm, Mendlesham Green regarding change of use to equestrian use as he operates an equestrian business nearby.

Cllr Fletcher declared a non pecuniary interest in planning application DC/17/03147 Land off Station Road and Glebe Way Way, for the purpose of transparency as he lives in Glebe Way.

Cllr Davey declared a non pecuniary interest for the purpose of transparency in planning application DC/17/03147 Land off Station Road and Glebe Way, as his partner had submitted consultation comments to MSDC.

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

3.To approve the draft minutes of the Ordinary meeting 8.8.18 as a true and accurate record of that meeting:

After amendment to the page numbering, pages 1592-1597 inclusive were unanimously approved, signed and dated by the Chairperson.

4. SCC/MSDC Cllr Stinger: It was agreed to defer this agenda item until the end of the meeting.

Police report: The Stowmarket Safer Neighbourhood Team newsletter for September had been received and circulated to all Cllrs. The clerk reported the three priorities, including anti social behaviour in Mendlesham for the benefit of the public.

Public Forum: No questions asked. The chairperson reminded the audience that they would be allowed to comment for the planning applications.

5. Planning

a) Applications:

DC/18/03147 Land off Station Road and Glebe Way, Mendlesham

Outline planning application (access to be considered) erection of up to 28 dwellings (including 9 affordable homes) and provision of open space.

7.40pm The meeting was opened to allow the public to speak.

Two more members of the public arrived.

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The Planning Agent explained his dialogue with MSDC planning officers indicating that despite the reinstated five year land supply, that as the sites were adjacent to the Mendlesham settlement boundary, Mendlesham was a key service centre and this was a small development by the applicant, this was a viable application.

There was considerable debate about this application with members of the public asking questions and expressing concerns about:

Affordable Housing: definitions, the need, particularly for Mendlesham people, numbers of dwellings and also noting that the percentage of area would be very small compared to the commercial part of the application. The response from MSDC Housing reporting 8 local people in need, but a district requirement of 743 was noted.

Access: There were many expressing concerns about the access via Glebe Way. In summary, it was not considered suitable for either construction traffic or future resident traffic. The road was not wide enough and it would be an accident risk for children. Access for emergency services was also questioned with increasing traffic and cars parked on the highway. The residential amenity for those currently living in Glebe Way would be negatively affected and the highway damaged from construction works. There was a very strong public view that traffic from these new developments should not be via Glebe Way.

Traffic/Highways : The need for a new " relief" road was very strongly supported by members of the public. The volume and HGV traffic currently using Front Street, Old Market Street and Church/Chapel Road was currently unacceptable, in particular as the roads are part of the conservation area and not suitable for such traffic. The older properties were experiencing damage due to the existing traffic. Another concern was the difficulties currently being experienced accessing the A140 (waiting time) and A14 via Stowupland where the roads are not suitable for the volume of traffic currently experienced and also likely to increase further to new developments, not just in Mendlesham, currently being built/ approved.

Health Centre: There were concerns about the ability of the Health Centre to cope and comments that it was already not coping with increased demand. The public were reminded of correspondence between the Health Centre and Parish Council over the past 18 months.

School: There were concerns that the primary school was full and there were no places for Mendlesham children, either existing or any to come from the Station Fields development and other approved applications.

A statement was read out from the Headteacher as of 4th September, reporting

"We currently have 3 or 4 school spaces available. The subject of school growth and capacity is a fixed item on the school's governing body agenda. We have 106 and CIL monies allocated to the school to provide additional school places for recent approved developments should the need arise. We anticipate that any further (currently unapproved) developments should further contribute towards additional school places/expansion"

Cllr Nunn reported that he was a trustee of the John Milton Academy Trust, responsible for Mendlesham Primary and without future expansion or having joined the MAT, the primary school would have been at risk and all, including himself would be working to the best of their ability to provide school places for Mendlesham children.

Mendlesham's Adopted Neighbourhood Plan: A member of the public noted that this said up to 20 homes would be considered acceptable. This application was for more.

Another member of the public also noted that the current application did not cover the entire field/ site as submitted as a land bid to MSDC as part of their draft revised local plan, so this application could form part of a "piecemeal" approach for more development.

Application documentation: A number of inaccuracies and contradictions in the documents submitted was noted.

Utilities:

It was unclear where the electricity supply would be connected and concern that the existing infrastructure (Stationfields) would be unavailable. Management of water polluted ground was also not clear.

CIL: The agent reported the availability of CIL monies to improve facilities for some of these concerns. Questions was asked if the school had received the S106 monies from the Stationfields development and the Clerk as Chair of Governors for the school, reported yes that and more had been promised.

The meeting was then closed to members of the public.

Comments concerns from the Parish Councillors included:

Mendlesham adopted Neighbourhood Plan:

The content of policy MP1 included a figure of 75 houses over 15 years, which had been exceeded within three years with 102 dwellings either built, in process of being built or approved.

It was noted the Parish Council had supported the majority of these applications/growth.

SO1 Social objectives of the Neighbourhood Plan were " to embrace change and the development of new homes at a steady , albeit slow pace of growth, that will be for the long term benefit of the whole community. MP5 covered the need to protect designated historic assets with Elms Farm (Grade 2*) requiring consideration.

Highways/traffic: Whilst a relief road was not part of this application, it is fundamental to the future of the village. The current application would be on the location of where such a road could go.

Location: this was outside the Mendlesham settlement boundary and MSDC now had a five year land supply.

It was unanimous approved to recommend refusal of this application for the following reasons:

- Outside settlement boundary
- MP1 has already been exceeded with 102 properties in 3 or 4 years, not the 15 as planned and services need time to grow
- This application is not proportionate to local need or the Neighbourhood Plan
- Does not consider setting of Elms farm
- Access via Glebe way is not suitable
- The preservation of the conservation area needs to avoid further traffic/need for a relief road
- If approved working hours need to be considered for residential amenity as already proposed by one of the consultees.

17 members of the public left.

DC/18/03718 Green Farm, Mendlesham Green

Planning application change of use of land to equestrian. Erection of detached stables and creation of menage. Unanimously agreed to recommend support subject to conditions for private use only and restrictions management of muck heaps/ manure.

b)Results:

DC/18/02959 Land at Cay Hill, Mendlesham Green- Outline Planning Application (access to be considered) Erection of up to 2no dwellings. Refused.

c) Correspondence: nothing

d) Any other planning matters: It was noted that the Mendlesham HGV route was in need of review and would be a forthcoming agenda item.

6. Reports

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

Financial:

VAT:

Return £65 requested 24.4.18 has never been received. Investigation revealed minimum amounts and timescales which this application did not meet.

Have included in new return 1.3.18- 31.7.18 £877.10.

New Noticeboard:

Meeting with Metfield Estates confirmed they are currently claiming ownership of proposed location. Very precise location of installation agreed. £350 cheque received from Lovalls and letter of thanks sent. Now confirming with working party exact model to order within agreed budget, delivery and installation.

Path along St Joseph's:

Meeting with Metfield Estates confirmed they claim ownership of the path and verge between path and affordable housing. Housing Association Obit Housing should be cutting grass. Waiting confirmation of Obit contact and plans to sort. Permission given for wild flower areas as required.

Meeting with SCC Rights of Way officer:

Meeting with SCC Rights of Way, Parish Council representation, working party volunteers and Cllr Stringer. Discussed current grasscutting arrangements, actions for further investigation, further grasscutting requirements and possibility of setting up a volunteer parish council working party. Trial working party planned for October half term.

Revised Neighbourhood Plan:

Meeting with Jon Crane, Place re SEA work and possible further work required re site location assessments. Currently waiting further information with a further grant application to Locality to be made.

Bus changes to 384 service:

Actions taken asking for reversal of decision by Galloways to now commence 384 Service to Bury St Edmunds (arr 8.30) from Stowmarket rather than Mendlesham. Advised decision made and stands due to a commercial decision, despite difficulty now for Mendlesham residents needing to get to either Stowmarket/ Bury St Edmunds for work/education.

Skate Park event: big success, 25 children attending , further statistic held for our Playingfield project. Organisers now considering more events. Have confirmed support, subject to dates.

Correspondence:

NHS research consultation re implications of Neighbourhood Plans on well being, elderly, health services. Completed questionnaire.
 MSDC Gambling Act 2005 Statements of Principals revision consultation.

Delegated Decisions by Clerk : none

- b) Village Organisations report : nothing reported.
- c) Report re grant funding seminar: It was noted Cllr Orton had found the course she attended useful and would now be making contact with the scouts.
- d) Meeting re pathway next to St Joesphs Centre. See Clerks report.
- e) Meeting re rights of way meeting: See Clerks report. The Rights of Way officer was also taking forward actions regarding a blocked right of way.
- e) Chairs report: Nothing to report that is not an agenda item.
- f) Questions to the Chair: no questions asked.

7. Mendlesham Parish Council Financial matters

a) To agree invoices for payment

The following invoices were unanimously approved for payment.

DD	5.50	Google -monthly fee
000766	40.49	S Jones reimbursement printer cartridge
000767	15.00	Suffolk Preservation Society Landscaping training event 16.10.18 Cllr Exley administration
000768	120.00	LCPAS training course fees £40 Cllr Orton Grants and Funding £80 Understanding planning unit 2 Cllr Exley and Clerk
000769	383.39	J Downie reimbursement re tractor spares
000770	169.10	August Street cleaning
000771	767.81	August administration Page 1603

000772	77.77	Two weeks street cleaning holiday cover
DD	33.83	NEST monthly contribution
000773	19.00	Mendlesham Community Centre room hire
000774	80.87	John Downie reimbursement fuel for grasscutting

b) Any other financial matters. £100 hire fees were agreed to hire a power scythe or similar in October Half term for footpath cutting.

8.Speed Activated Signs

- a) Report: The kit had now been agreed and was ready to be ordered.
- b) To note completed electronic memorandum of understanding with Suffolk County Council 8.8.18
- c) To agree on line overseas bank payment for purchase of speed activated device. Unanimously agreed

9.Remembrance events 11.11.18

- a) Battles over event – lighting of the Beacon : details discussed and agreed.
- b) “There but not there” – it was agreed not to proceed with this project as it was felt the activities and events, in particular the use of candles at St Marys were already sufficient to recognise those lost. There was also concern about potential vandalism.
- c) Memorial tree(s) to consider : It was proposed and unanimously agreed, subject to consultation with Mendlesham Primary School to plant 25 oak trees along the border of the Mendlesham playingfield land and Station Fields. It was hoped the school children would be able to help plant the trees and each tree could have a plaque with the name of an individual person. It was agreed the Parish Council would cover the cost of the plaques as required.
7 members of the public left.

4. SCC/MSDC Cllrs Stringer. See reports as appended to these minutes.

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

Nothing raised.