

Mendlesham Parish Council

A Parish Council Extraordinary meeting was held in the Main Hall, Mendlesham Community Centre, Mendlesham on Monday 20th January 2020 at 7pm .

1. Present: Cllrs M Exley (Chairperson), A Davey, D Foster, N Foster, S Judd, D Nunn, E Ward, S Jones (Clerk) SCC/DCllr A Stringer and approximately 40 members of the public.

Apologies: Cllrs P Allen, B Gardiner, H Orton and S Webb. 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. Nothing declared.

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

3. Public Forum:

Subjects raised and then discussed included:

Is anything being done about the Lorries using Front Street?

Signs for the Health Centre?

35 Horsefair Close with regard to later planning application

Potholes including Church Road and Chapel Road

Need to resurface Church Road, Chapel Road and Front Street

Road closures and diversions

4. To approve the draft minutes of the following meeting as a true and accurate record of that meeting:

a) Ordinary Parish Council meeting 8.1.20

Pages 1717-1722 inclusive were unanimously agreed as a true and accurate representation of the meeting, duly signed and dated by the Chairperson.

5. Planning

a) Applications:

This part of the meeting was opened to allow members of the public and the Applicant representative for DC/19/05949 to speak.

DC/19/05949 Land to North West of, Mason Court (Known as Old Engine Meadow) Mendlesham Submission of details under Outline Planning Permission 4242/16- Appearance, Landscaping, Layout and Scale for the erection of 28 no dwellings.

The applicant representative introduced himself and company, Fleur Homes, explained the background for this application and what had tried to achieve. He reported that prior to the meeting he had been asked why there were no bungalows and this is something that would be looked at again.

He also reported that this application covered one footpath at Mason Court linking this development to the rest of the village, not the second as proposed at outline via Horsefair Close.

Public discussion included concerns and mitigations for surface water drainage, foul water, flooding, construction works and traffic movements.

Parish Councillors comments included:

The need for more clarification regarding the water course further to the Flood Consultee holding objection.

General Housing mix, including the lack of bungalows

The proposed footpath to Mason Court: the ability for residents to cut behind existing properties and need for more screening/landscaping.

Plot 3 has a path which seems to go nowhere?

Need to review ditches, flows of water, kerbing?

Need to have good landscaping, trees ,native hedging to encourage wildlife.

Need to have a really good landscaping plan on the western edge of the site.

If it was also possible to improve the Health Centre access?

A member of the public asked questions about the size of the properties and construction vehicles parking.

The applicant was asked and answered that it was hoped work would start at the end of 2020 or early 2021 assuming this application was approved April- June 2020.

It was unanimously agreed to recommend support for this application subject to the Flood Holding requirements being satisfied, plot 3 path mentioned, planting and screening for the roadside, no street lighting- lighting to be by individual dwellings, respecting the neighbouring amenity.

**DC/19/05950 Land to North West of, Mason Court (Known as Old Engine Meadow) Mendlesham Full Planning Application
Construction of sub -station and pumping station**

Unanimously recommended for approval subject to screening.

**DC/19/05915 Land North East of, Chapel Road, Mendlesham
Outline Planning Application (Access to be considered all other
matters reserved)- Erection of 20no dwellings and creation of
vehicular access**

There was much public comment and concern about this application including:

The site location not being suitable -wrong side of the village, traffic implications.

Whilst now reduced to 20 dwellings, this may not stop at 20?

Outside settlement boundary.

Traffic plan does not include traffic going North/a14/Stowmarket via Conservation area or implications of neighbouring village growth.

Proposed footpaths could not be delivered.

Existing issues with surface water and concern this would increase.

Heritage concerns re conservation area houses and the listed building opposite the proposed development.

A Parish Councillor proposed refusal as this application was on the wrong side of the village and did not address the previous reasons for refusal for the last planning application on this site.

There was then a debate about how this application met Mendlesham Adopted Neighbourhood Plan .

The proposal for refusal was then seconded with the following points:

- Outside settlement boundary
- MSDC have 5 year land supply
- Traffic volumes (both existing and with new)
- Impact on Conservation area
- Concerns about delivery of the proposed footpaths
- MP1 - whilst the number of dwellings, 20, is within MP1, proposals to be judged on their own merits.
- there has been some 106 dwellings delivered over last three years
- This application fails to address conclusions in decision notice for previous application for this site.

The proposal was then unanimously supported.

3 members of the public left.

DC/19/05919 Jasmine Cottage, Hobbies Lane, Mendlesham Full Planning Application -Erection of 1no dwelling and garage

Unanimously recommended for approval.

12 members of the public left. Meeting closed for the public to speak.

b) Results: none

c) Correspondence:

Mendlesham Parish Council planning application to discharge condition 3 for the new MUGA lights DC/20/00115. Cheque 000930 £58. Determination date 12th March. Noted and confirmed.

6. Reports

a) Clerks report & delegated decisions: Whilst a community centre charity matter, the clerk asked if an urn could be repaired at a cost of £40. This was confirmed, subject to the urn then meeting a PAT test before use. **Delegated Decisions by Clerk :** none

b) Chairs report :nothing to report.

c) Questions to the Chair: none

7.Urgent financial matters: The following were unanimously approved for payment:

Mendlesham Parish Council:

000931 £15,225.60 Sports Courts UK Ltd deposit for MUGA project

Mendlesham Community Centre (to also be minuted at next Community Centre meeting)

000203 £8.65 R Brown cleaning materials

000204 £540.00 HPES Technical Solutions Ltd installation of times for hot water cylinders (as agreed)

8. Mendlesham Playingfields:

a)MUGA contract for signature. Not available.

b)Any other business. Mr Woodley would provide a risk assessment for fencing removal work.

9. Any other business: matters of report and future agenda items. Further to a resident comment, Cllr Nunn reported he had checked the drain outlets at the allotments at Mendlesham Green and all seemed clear.

Action: Clerk to send Cllr Nunn any available maps of the drainage system. Meeting closed 8.30pm