

Mendlesham Parish Council

An Ordinary Parish Council meeting was held via google meet video in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020, 3.4.20, Wednesday 9th September 2020 at 7.00pm.

1. Present: Cllrs A Davey (Chairperson), M Exley, D Foster, N Foster, B Gardiner, S Judd, D Nunn, H Orton, E Ward, S Webb, S Jones (Clerk) and two members of the public.

Apologies: Cllr P Allen.

The Mendlesham Parish Council filming statement was read out.

7.01PM SCC/D.Cllr A Stringer arrived.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items. Cllrs Foster declared an interest in the agenda item concerning the 50 50 shop as they are neighbours to the shop. Cllr Nunn declared a non pecuniary interest in planning application DC/20/03560 White House Farm, as he is the owner of the property although not the applicant.

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

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

a) Extra Ordinary Parish Council meeting 20.8.20. Pages 1783-1784 inclusive were unanimously agreed as an accurate record of that meeting. It was agreed they would be signed and dated by the Chairperson at the earliest opportunity.

4. Police report: No report had been received since the last meeting.

SCC Cllr/ DCllr Stringer reports :please see County report as appended to these minutes. Cllr Stringer reported verbally re District including the draft joint Local Plan allocations were progressing and that the full planning application regarding Old Engine Meadow would come to MSDC committee shortly. No questions asked.

19.30pm another member of the public joined the meeting.

Public Forum: Members of the public were present. The Chairperson provided the opportunity for any questions or comments, but no one spoke or raised a matter and no written questions had been received.

5. Planning:

a) Applications:

The Chairperson asked Cllr Exley to open discussions on the following applications.

DC/20/03545 13 Glebe Way, Mendlesham. Householder Application -Erection single storey side Victorian style conservatory (following removal of existing) Unanimous decision to recommend support with no further comments.

DC/20/03560 Whitehouse Farm, Whitehouse Lane, Earl Stonham: Full Planning Application – change of use to allow motor vehicle repairs with new ancillary MOT testing bay (retention of). Cllr Nunn declared a non pecuniary interest, he is the owner of the property although not the applicant and took no part in discussions. Unanimous decision to recommend support with no further comments.

DC/20/03678 Land adjacent to Hawkins Farm, Mendlesham Green. Planning application. Creation of all-weather equestrian manege without fencing or lighting.

Unanimous decision to recommend support but with the following concerns about the entrance and use to the highway:

Whilst the entrance may be utilising an existing, historic entrance and may be within existing permitted development rights, it is only being used relatively recently. Its location is extremely close to a sharp bend towards Mendlesham village and visibility is not brilliant either way. It is also a 60mph road. Therefore anything that can be done to improve road safety of all users would be welcomed. Use of equestrian transport vehicles either lorries, car and trailers at this point of the road are extremely concerning.

DC/20/03368 Land East of The Laurels, Brockford Road, Mendlesham. Change of use of land to one Gypsy/Traveller pitch with one residential static caravan and one touring caravan (permanent), establishment of access and formation of hardstanding for occupation by the applicants and their family.

After much discussion it was unanimously agreed to recommend refusal of this application for the following reasons:

The location is situated in rural open countryside, outside the settlement boundaries. Rural aspect for both this application and the multiple sites will be destroyed. It is not considered a sustainable location for residential use.

This application refers to Gypsy/Travellers and NNPF/Gypsy and Traveller Policy C: Sites in rural areas and the countryside p14:

“ When assessing the suitability of sites in rural or semi- rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community”

It was considered that the nearest settled community is the hamlet of Brockford, although also applicable to Mendlesham village. The current cumulative effect along the Brockford/Mendlesham Road (over 10 sites and over 50 potential caravans), as well as when travelling down Buces Hill, of the different individual sites, including this specific planning application, either authorised or unauthorised, cannot be anything other than domination.

It was thought that MSDC has a five year supply of Gypsy and Traveller sites, and if so, this application is not required.

It was considered the maps and information provided as part of this application are full of inaccuracies and unevidenced information.

This application does not conform with the Mendlesham adopted Neighbourhood Plan or Revised Neighbourhood plan work.

The highway is not suitable, many entrances, 60mph, floods, with no safe access on foot to facilities or services.

The MSDC currently holds in excess of a five-year land supply, the MSDC Housing Supply figures for last year was 6.4 or 6.5 years, the recent draft consultation supply document published August 2020 reports 7.67 years.

Location in a flood plain, not suitable or safe for residential purposes, including caravans. It was agreed to submit photos of 27.11.19 and 20.12.19 evidencing significant flooding on two separate dates and also on 20.12.20 showing how quickly flooding can occur and rise. It was also noted the impact of the different plots, both current and proposed, including much hardstanding will also have a cumulative impact. Concern is not just River Dove flooding it is also ground and surface flooding, including the highway.

There were also concerns about environmental contamination of the river and land from the residential occupancy. It was thought septic tank and water drainage systems will not work correctly in a flood plain.

Intrusive light pollution is already occurring. It was agreed photo taken on 27th November 2019 should accompany this reply.

This application will have a detrimental impact on the historic setting of the Grade 2 listed Mendlesham Manor and Buces Farm House.

DC/20/03369 Land Off Brockford Road, Mendlesham (Plot 10).

Change of Use of Land to 1 Gypsy/Traveller Pitch with two residential static caravans and two touring caravans (permanent), establishment of access and formation of hardstanding for occupation by the applicants and their family. (*Clerks note: notwithstanding the following comments are minutes as the same as for the previous application, Councillors considered this application on its own merits and in full*).

After much discussion it was unanimously agreed to recommend refusal of this application for the following reasons:

The location is situated in rural open countryside, outside the settlement boundaries. Rural aspect for both this application and the multiple sites will be destroyed. It is not considered a sustainable location for residential use.

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It was considered that the nearest settled community is the hamlet of Brockford, although also applicable to Mendlesham village. The current cumulative effect along the Brockford/Mendlesham Road (over 10 sites and over 50 potential caravans), as well as when travelling down Buces Hill, of the different individual sites, including this specific planning application, either authorised or unauthorised, cannot be anything other than domination.

It was thought that MSDC has a five year supply of Gypsy and Traveller sites, and if so, this application is not required.

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This application does not confirm with the Mendlesham adopted Neighbourhood Plan or Revised Neighbourhood plan work.

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There were also concerns about environmental contamination of the river and land from the residential occupancy. It was thought septic tank and water drainage systems will not work correctly in a flood plain.

Intrusive light pollution is already occurring. It was agreed photo taken on 27th November 2019 should accompany this reply.

This application will have a detrimental impact on the historic setting of the Grade 2 listed Mendlesham Manor and Buces Farm House.

b)Results:

DC/20/02481 Land adjacent to Jasmine Cottage, Hobbies Lane, Mendlesham Discharge of Conditions Application for DC/19/05919- Condition 6 (Surface Water Discharge) and Condition 7 (Refuse/Recycling Bins).

DC/20/03056 5 Church Road, Mendlesham. Discharge of Conditions Application for DC/18/01486- Condition 5 (Requirement for Inspection).

DC/20/02856 Health Centre, Chapel Road, Mendlesham Planning Application. Erection of a rear extension. Creation of new vehicular access extending from existing car park to proposed rear staff car park. Formation of 6 no parking spaces and 3 no electrical car charging points. Grant.

DC/20/02829 Mendlesham Manor, Brockford Road, Mendlesham Application for Listed Building Consent -Removal of internal walls to cloakroom and rear lobby and insertion of French Doors. Grant.

DC/20/02876 Ashes Farm, Oak Farm Lane, Mendlesham Prior Approval -Agricultural to dwelling. Notification under Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 England. An application to determine if prior approval is required for a proposed: Change of use of Agricultural Buildings to Dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion. Decision: prior approval is required and has been given.

c) Correspondence:

i) APPEAL: ref APP/W3520/C/19/3238576 & APP/W3520/C/19/3238577

Appeal by Ms D Matthews and Ms T Curtis

Appeal against Enforcement Notice issued: 06/09/2019

Location: Plot 7, Land to The East of Brockford Road, Mendlesham

Appeal Start date: 18/8/2020

To note and confirm if Mendlesham Parish Council wishes to make comments, or modify/withdraw previous representation.

It was unanimously agreed to submit the following additional information:

Photos of 27.11.19 and 20.12.19 showing flooding

Photo of 27.11.19 showing light pollution

Details of the new MSDC five year land supply, showing an increasing trend further to the Consultation document issued August 2020.

Comments regarding loss of rural aspect with more sites and occupancy since the original responses provided for the planning application(s)

ii) APPEAL: ref APP/W3520/C/19/3238574 & APP/W3520/C/19/3238575

Appeal by Mr A Harris & Mr P Harris

Appeal against Enforcement Notice issued: 06/09/2019

Location: Plot 8, One Acre Stables, Land to the East of Brockford Road, Mendlesham

Appeal Start date: 11/8/2020

To note and confirm if Mendlesham Parish Council wishes to make comments, or modify/withdraw previous representation.

(Clerks note: notwithstanding the following comments are minutes as the same as for the previous appeal , Councillors considered this application on its own merits and in full).

It was unanimously agreed to submit the following additional information:

Photos of 27.11.19 and 20.12.19 showing flooding

Photo of 27.11.19 showing light pollution

Details of the new MSDC five year land supply, showing an increasing trend further to the Consultation document issued August 2020.

Comments regarding loss of rural aspect with more sites and occupancy since the original responses provided for the planning application(s)

**iii) APPEAL: ref APP/W3520/C/19/3238578,
APP/W3520/C/19/3238579,**

**APP/W3520/C/19/3238580, APP/W3520/C/19/3238581 &
APP/W3520/C/19/3238582**

Appeal by Ms C Gatehouse, Mr T Gaskin, Ms T Gaskin, Mr J Gatehouse & Mr S Barr.

Appeal against Enforcement Notice issued: 06/09/2019

Location: Plot 6 -Woodview, Land to the East of Brockford Road, Mendlesham.

Appeal Start date: 24/8/2020

To note and confirm if Mendlesham Parish Council wishes to make comments, or modify/withdraw previous representation.

(Clerks note: notwithstanding the following comments are minutes as the same as for the previous appeal , Councillors considered this application on its own merits and in full).

It was unanimously agreed to submit the following additional information:

Photos of 27.11.19 and 20.12.19 showing flooding

Photo of 27.11.19 showing light pollution

Details of the new MSDC five year land supply, showing an increasing trend further to the Consultation document issued August 2020.

Comments regarding loss of rural aspect with more sites and occupancy since the original responses provided for the planning application(s)

d) Any other planning matters: none .

6. New Mendlesham Green Scout Hut

a) Report: a report had already been circulated to Parish Councillors prior to the meeting.

b) To discuss and agree any further actions:

Discussion included:

- If the project should be in two phases?
- Details of potential grant funders, noting further to the Covid Emergency some providers are restricting large capital funding.
- Need to locate some utility connections.
- Question regarding moving the existing fence and gate .

It was agreed the Parish Council would want there to be funding confirmed for the complete project before any ground works commenced. In the meanwhile, pending grant applications, further investigation could be done regarding utility requirements. Then a further review would take place, with timelines and full funding arrangements so that an official start date could be agreed.

It was noted the Scout Group were still fully committed to this project.

8.04pm Two members of the public left the meeting.

7. Consultations:

To note and confirm any responses as required:

- a) PC10-20 Changes to the current planning system- no response required.
- b) PC 11-20 Planning of the future. NALC deadline for a response 15.10.20.

Action: Cllr Exley, Terry Moore and Clerk to provide draft response for an agenda item for the next meeting 7.10.20

- c) Transparency and competition- no response required.
- d) MSDC draft housing land supply document- no response required.
- e) Any others:none

8.Reports

a) Clerks report & delegated decisions

Mendlesham Green Burial Ground:

Meeting arranged with a representative of the East Anglian Baptist Association with Cllrs Nunn and Exley 15.9.20 to discuss a request for soil to be placed on Parish Council owned land from the graveyard.

Revised NP:

Health Check: The Health Check has been commissioned and should be completed by the end of September.

HRC MSDC have now provided a copy of their HRA Determination Notice and we can now move forward with the Pre Inspection consultation.

Gov Locality original grant of £3903. Confirmation of a grant variation application. Expiry date 31.3.21.

Mendlesham defibrillator: only one set of pads in machine, further to use and expiry. Chased NHS.

St Mary's Church : communication re village and church events, including request to use land at Mendlesham Green for an event, subject to Covid mitigation and statutory requirements. (*Clerks note: use of Parish land at Mendlesham Green was agreed in principle, but a Church Covid risk assessment would need to be provided and further details would need to be agreed closer to the time*).

Woodland: issues with paper walks /woodland leaflets re walks being pulled out of the box.

WI request for a stand alone tree in Mendlesham Woodland - Woodland Officer has advised no suitable location.

Flooding at Mendlesham Green: resident concern received. Cllr Stringer to look and contact SCC Highways as required. Page 1792

Mendlesham Playingfields: complaint received from a resident of Station Fields.

Land at Mendlesham Green : request from an existing tenancy holder to have a joint agreement with another farmer. (*Clerks note: it was agreed Cllr Nunn and Clerk would discuss wayforward and it would return as an agenda item for another meeting as required*).

Delegated decision: none

Correspondence:

2020-21 National Salary Awards

MSDC : Licensing Act 2003: Statement of Licensing Policy (Revision) Consultation Period until 16.9.20.

Off road cycling facility request: Telephone call from a resident asking about off road cycling facilities in the Mendlesham Woodland. Have confirmed no cycling is permitted at present in the Woodland and asked him to send me an email detailing the type of facility he would like.

b) Other organisation reports: none

c) Chairs report : The Chair reported all bank authorised signatories should find and check they had up to date cards/technology to sign away on line bank payments as required. Otherwise nothing to report that is not an agenda item.

d) Questions to the Chair: none

9. Mendlesham Parish Council: Financial matters

a) To confirm payment of invoices.

Payment of the following were unanimously confirmed.

DD	12.42	Google monthly fee
OL	179.60	Street Cleaning August
OL	1055.24	Administration August
DD	81.20	NEST July payment
OL	12.95	J Lawes Ltd screws -playingfield fence
OL	264.00	Mini Waste Ltd skip ordered 10.8.12 for playingfield project -reimbursement S Jones paid on credit card
OL	2338.93	Suffolk Fire and Security playingfield project CCTV installation Page 1793

OL	6798.00	Garrod Construction playingfield project carpark works
OL	189.67	Toner Giant paper and ink -reimbursement S Jones
OL	183.60	Safety Signs 4 Less -cctv signage playingfield project. -reimbursement S Jones
Tf	5000.00	From savings account to c/a
OL	210.00	Parkers pitches playingfield grass cut £175 plus vat 4.9.20

b) To note bank reconciliation and management position as at 31.8.20.

Not available

c) Any other financial matters. None.

10. Playingfields

a) MUGA and WSA project:

i) A report from the Project Manager had been previously circulated detailing the further works still required.

ii) To commence hire and use of MUGA area work. It was agreed this would be initially considered by the working party working on the Community Centre reopening plus Cllr Allen if he wished, with proposals to then come to the full council as required.

iii) Any other matters: none

b) Any other matters.

i) Mendlesham Football Club: changes to club had been advised with the potential outcome that the club would be playing less matches at Mendlesham Playingfields as in previous years. This would mean the two pitches would not perhaps be whitelined as originally thought. MFC had asked if Eye Club could train if required in their place on a Tuesday evening this season -this was unanimously confirmed, subject to payment of the applicable fee. An under 9's team had been formed and would play on the Mendlesham Playingfields Charity owned land.

ii) Grasscutting: a volunteer had offered to cut the grass. It was agreed Cllrs Exley, Gardiner and if available Cllr Nunn would meet with the potential volunteer to discuss.

iii) Pitch marking: Cllrs discussed possible alternatives to the current white line marking, including something that would kill the grass but have a longer "marking" life. It was agreed that further information was required, but initially they would not favour anything that would kill the grass.

iv) A complaint from a resident of Station Fields had requested installation of high nets behind the goal nearest Station Fields on the Parish Council Owned Land. Parish Council unanimously agreed it did not wish to pursue this matter any further.

11. Policies: To review and adopt confirm the following policies further to The Public Sector Bodies (Websites and Mobile Applications) (No2.) Accessibility Regulations 2018. O.2)

a) Accessibility Policy - new. Unanimously confirmed.

b) GDPR Risk Assessment- revision . Unanimously confirmed.

12. 50 50 SHOP:

Cllrs Foster declared an interest in the agenda item concerning the 50 50 shop as they are neighbours to the shop.

a) Asbestosis report. An inspection and report undertaken by Cllr Exley 13.8.20 was noted. **Action Clerk and Cllr Exley** to diarise to undertake again in a year's time.

b) Any further actions as required. No further action required.

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

An extraordinary meeting on 29.9.20 was confirmed.

Meeting closed at 8.32pm
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