

Mendlesham Parish Council

An Extra Ordinary Parish Council meeting was held in the United Reform Chapel, Mendlesham, Wednesday 27 March 2024 at 7pm.

1. Present: Cllrs N Foster (Chairman in the absence of Cllr Davey), D Foster, S Hyde, S Judd, C Orton, E Ward, S Jones (outgoing Clerk), A Johnson (Clerk) and 12 members of the public.

Apologies: Cllrs H Orton (personal reasons), A Davey (personal reasons), D Lummis (non-personal reasons), P Allen (non-personal reasons)

Acceptance of apologies: Confirmed.

SCC/MSDC Cllr A Stringer and another 2 members of the public arrived.

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.

None declared

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

3. Minutes:

a) Ordinary Meeting 6.3.24. Pages 2121-2129 inclusive were unanimously agreed as a true and accurate representation of the meeting, signed and dated by the Chairperson.

4. Public forum:

A member of the public raised concerns over the new solar farm that is proposed for Mendlesham and neighbouring parishes. A councillor put forward that the solar farm proposal will be an agenda item for a future meeting open for consultation once details are received from MSDC planning. The public were advised they will also be able to respond independently.

5. Planning matters:

a) Applications:

DC/23/04608 Land North East Of, Chapel Road, Mendlesham, Suffolk

Submission of Details (Reserved Matters) and Discharge of Conditions 8, 16, 17 and 26 for Outline Planning Permission DC/19/05915, for the erection of 20no dwellings associated internal roads, parking, drainage infrastructure, open space and landscaping. (Matters of scale, layout, appearance and landscaping to be considered). Alternative application to DC/23/03187

The parish council unanimously recommends refusal of this application based on the following points:

- No differences can be seen between this and application DC/23/03187
- Question the administration for public and statutory consultee comments and make request that all comments, including from

Mendlesham Parish Council, public comments and agency responses, are considered for this site including comments for applications DC/23/04608, DC /23/03187 and DC/19/0591

- Note holding objections from SCC flooding including comment from Anglian Water that there appears to be no foul water condition
- Water management proposals do not include the ditches and water courses located on this property and question why?
- To note and agree with Highways Statutory Consultee holding objections as well as public concerns of insufficient footpath links both within the proposed development and also to access the village. The right of way proposals including removal of hedge. Entrance to the site is inadequate. Widths of the internal estate roads are inadequate and will also be unadopted. We note there are now no shared drives but still tandem parking. Where have the visitor parking spaces gone? We are not sure if there have been changes to the main road within the development to address our earlier concerns including more curves? But if so, request more curve.
- To note and agree with statutory holding objection in relation to bins
- Request that affordable housing is part of the early phasing of the build
- Request affordable housing is further integrated within the estate. Specifically, the rented housing to be split so there are three sites within the development rather than two.
- Our previous comments on landscaping still stand but also note Public Realm comment re species, and less trees
- Heights of the new properties and impact on existing bungalows at Mayfield Way are not changed. Although bungalows are in a new location the design is unchanged.
- The current proposals will not deliver the quality development to enhance our Parish, match the legal requirement of our Neighbourhood Plan (see policies in previous responses or the Babergh and Mid Suffolk Joint Development plan part 1 policies, LP 24 Design and Residential Amenity, LP26 Water Resources and Infrastructure, and LP 27 Flood Risk Vulnerability.

DC/23/03187 Land North East Of, Chapel Road, Mendlesham, Suffolk

Submission of Details (Reserved Matters) application and Discharge of Conditions 8, 16, 17 and 26 under Outline Planning Permission DC/19/05915 for approval of Scale, Layout, Appearance and Landscaping in relation to erection of 20 dwellings, associated internal roads, parking, drainage infrastructure, open space and landscaping.

The parish council unanimously recommends refusal of this application noting that this requires a mirrored response alongside

application DC/23/04608 as no differences can be seen between the two applications.

DC/24/01246 Land South Of Chapel Road, Mendlesham

Application for the Modification of a Section 106 Planning Obligation relating to 4242/16 (28no dwellings) to remove the provision of Affordable Housing and Contributions and to deliver a 100% Open Market Housing Scheme.

The parish council unanimously recommends refusal of this application based on the following points:

- This application was supported by Mendlesham Parish Council on the basis that it provided much needed Affordable Housing for local people. Evidence for the need has been recently updated, with information from Mid Suffolk District Council, still supporting our Local Housing Needs Surveys and Neighbourhood Plan work
- It is unacceptable that the affordable housing has been planned at a later stage of development
- We cannot see robust justification / evidence to say that the Affordable Housing is not required
- The mention of valuation of flats is based on prices found from Babergh and are not acceptable as evidence for a rural community in Mid Suffolk
- Recommend that the developer looks to make savings elsewhere
- The application is not supported by any planning policies, including the Mendlesham Neighbourhood Development Plan (Nov 22) and Babergh and Mid Suffolk Local Plan

b) Results:

DC/ 24/00320 16 Ducksen Road, Mendlesham Householder

Application - Erection of detached single garage - **GRANT**

c) Correspondence:

Willow Solar Farm, Middlewood Green have advised they have submitted amendments to MSDC. To include: a permissive right of way with the landowners; small triangular area removed to reduce impact to users right of way and pulled back panels so as not to obstruct the water pipe; substations to be moved west into the centre of the site to reduce visual impact; revised ecology information has been submitted to show how ditches on site will be improved for wildlife; landscaping plan has been updated to include field maple instead of beech tree as a more suitable species for the site. With invitation to make comment on these changes.

Noted we are waiting for details from MSDC

d) Any other planning matters

None

6. Reports

a) Clerks report: any urgent matters to report.

Correspondence:

Received information for 'White Elm Solar Farm' which plans to be in the Mendlesham and neighbouring parishes. Awaiting further details and correspondence from MSDC.

Works have completed at Mendlesham Green Playingfields – grant of £5000 has been confirmed from Cllr Stringer Locality Grant and £1000 from Mendlesham Educational Foundation towards the cost of the new play equipment. This is in addition to the grant already received from Mendlesham Community Café of £1000

Work to encapsulate asbestos in the 50 50 shop and football stores has now been completed.

b) Any other urgent reports

None

c) Chairs report

None

d) Questions to the Chair

None

7. Mendlesham Parish Council: Financial matters

a) To confirm payment of invoices.

Payment of the following invoices was unanimously confirmed.

OL	1974.27	SCC Streetlight maintenance April '23 – March '24
OL	40.80	SALC Introduction to Local Councils e-course And Introduction to Planning e-course
OL	200.00	Mid Suffolk Citizens Advice Bureau Grant
OL	20.80	J Lawes Ltd materials for encapsulating asbestos
OL	72.60	J Lawes Ltd materials for encapsulating asbestos
OL	8.95	J Lawes Ltd clip for adjusting bin height
OL	8380.80	Playquip invoice - Mendlesham Green play equipment

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

A councillor advised that Anglian Water is due to undertake jet cleaning within Mendlesham and clerk will be advised accordingly by Anglian Water.

Meeting closed 8.05pm.