

## **Mendlesham Parish Council**

An Ordinary Parish Council meeting was held in the United Reform Chapel, Mendlesham, Wednesday 3 July 2024 at 7.00pm.

**1. Present:** Cllrs H Orton (Chair), S Hyde, S Judd, C Orton, P Allen, D Foster, N Foster, E Ward, A Davey and A Johnson (Clerk).

22 members of public and Cllr A Stringer

**Apologies:** Cllr D Lummis (personal reasons)

**Acceptance of apologies:** Confirmed.

**The filming statement** was read out.

### **2. Interests**

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

Cllrs D & N Foster declared a pecuniary interest in agenda item 9 due to residential proximity to the building.

**b) To agree any dispensations regarding any declarations of interest**

None required

### **3. Minutes:**

Minutes of Ordinary Meeting 05.06.24, pages 2152-2156 (inclusive), were unanimously agreed as a true and accurate representation of the meeting, signed and dated by the Chairperson.

### **4. Reports**

**a) SCC/MSDC Cllr Stringer**

See report as appended to these minutes

**b) Public forum - to receive written questions and matters of concern**

None received

### **5. Reports**

**a) Clerks report & delegated decisions**

**Finance:**

Confirmation of receipt of documents for Annual Governance and Accountability Return Form 3 and is now in the queue for processing. Confirmation has been received for adding A Johnson as a signatory to Lloyds bank.

**Delegated decisions:** None

**Correspondence:**

Mendlesham Community Charity have asked to provisionally book the playingfield for Saturday 7<sup>th</sup> June 2025.

A Johnson has registered for the two social media training sessions through SALC.

As the Parish held an event for D-Day 80<sup>th</sup> anniversary we have received an email to encourage involvement with celebrating the VE-Day 80<sup>th</sup> Anniversary on 8<sup>th</sup> May 2025.

**b) Chairs report**

Bottle banks to be moved from current location in the car park at the Kings Head pub to the land in Mendlesham Green used by the Scouts.

**Action clerk:** To ask JMAT if they would consider having bottle banks at the school/community centre.

**c) Questions to the Chair**

None

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

**a) To confirm payment of invoices**

OL	22.50	Mendlesham Community Centre Hall Hire (paid 28.5.24 due to hirer policy)
DD	92.82	Nest June 24
OL	179.31	June 24 Street Cleaning
OL	1118.72	Admin June 24
OL	143.94	Admin June 24
DD	9.20	Google workspace fee
OL	26.00	A Johnson 1/12 <sup>th</sup> annual payment for use of home as an office
OL	2495.51	PC Insurance (paid June as per policy terms)
OL	140.00 (+VAT)	SALC training 4 x planning (pending receipt of invoice for exact amount)
OL	1407.00	Birketts – relating to lease of Mendlesham Green land
OL	767.71	MSDC – dog bin emptying
OL	2405.14	Vertus Grounds Maintenance Services 01/07/2024 - 30/09/2024

**b) Any other urgent financial matters**

Reported that one of the banks was closing the accounts held with them as of 5<sup>th</sup> September 2024, due to the Parish Council not being a 'business' and therefore could not provide specific information required to hold a 'business account'.

Clerk to collate information on other banks that could be used to present at next meeting.

**7. Planning matters:**

**7.12pm 3 additional members of the public arrived**

**a) Applications:**

The following two applications DC/23/03187 & DC/23/04608 were discussed together as they are identical applications.

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

*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.*

**7.15pm one member of the public left and 7.17pm another member of the public arrived**

**DC/23/04608 - Land North East Of, Chapel Road, Mendlesham -**  
*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.*

In the recent applications, some matters are now addressed.

- Affordable housing now in three locations
- Proper footpath connections proposed
- Houses backing on to Mayfield Way are now single story, with the exception of plot 20 at the site entrance

However, there are still issues which in our view prevent the discharge of conditions.

- Public Realm consultees still have reservations regarding the mix of planting and related matters and recommend that the condition referring to those issues is not discharged. Further landscape drawings were submitted on 1st July but there is currently no further comment from this consultee as to whether these improve the position.
- The PROW Consultee asks for certain conditions that the PC echo.
- There is recommendation for a holding objection from the consultees regarding flooding and drainage as more assessment is needed.
- SCC Highways are concerned regarding lack of storage for cycles on certain plots and other matters and recommend that condition 16 cannot be discharged until these have been addressed. We agree.

Therefore, although we welcome the improvements that have been made, we still feel that this is the wrong end of the village and that the site is outside of our neighbourhood plan. We reiterate the comments that we have made previously that have not been addressed. and raise objection to the discharge of conditions as things stand currently for the reasons stated.

**DC/24/02531 - Tramspread, Hobbies Lane, Mendlesham,**

**Stowmarket Suffolk IP14 5SZ - Full Planning Application - Erection of agricultural building to replace building damaged by fire.**

The Parish Council unanimously recommend approval

**DC/24/02467 - The Siding, Oak Farm Lane, Mendlesham, IP14 5TE**

*- Planning Application - Change of use of land to a single pitch gypsy and traveller residential site for the siting of up to 3no static caravans and 3no touring caravans on previously developed land, refurbishment and relocation of existing building to act as day room and ancillary works.*

**7.33pm one member of public arrived**

Please see detailed response as appended to these minutes.

The Parish Council unanimously recommend refusal of this application.

**8.23pm 10 members of public left**

**DC/24/02840 - Weavers Cottage, 22A Front Street, Mendlesham, Stowmarket Suffolk IP14 5RY** - *Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Conversion of hair studio to residential room(s) to combine with existing residential areas (following removal of hairdressing plumbing and fittings).*

Unanimously agreed to prior approval needed as the property is surrounded by other residential properties.

**b) Results:**

**c) Correspondence:**

None

**d) Any other planning matters**

None

**8. Playing field matters:**

**a) i) To review quotes received for repair to platform on toddler play equipment**

Only one quote received as two other companies refused to quote as not their equipment. Clerk to request price of sheet of material with installation to be done by a volunteer.

**ii) To approve contractor to complete repair**

Not applicable.

**b) Any outstanding financial matters**

A playingfields user still has outstanding unpaid invoices.

**c) Any other playing field matters**

White clover is evident on the pitch maintained by Vertas. Weed & feed is part of the contract but the Parish Council is not made aware of when it is done. Clerk to contact Vertas for answers.

Unanimously approved that Mendlesham Football Club Youth Team would continue to have use of the pitch for free. Clerk to check secondary pitch prices as the price advertised on the website is less than they were charged last year.

Confirmation that Vertas to mark adult pitches and MFC to continue to mark small pitches.

The walkway providing one entrance to the playingfield to have boards removed, which were a trip hazard, as access for those with mobility issues was difficult through the other entrance.

Noted there is more scrap metal in the container. Cllr Davey to follow up with arranging removal.

**9. 50 50 Shop building**

**a) To review revised draft hire agreement**

Amendments unanimously approved to include a clause to establish who is responsible for liability insurance.

**b) To agree a way forward**

Final copy to Chair for signature and to be passed to users

**10. National Grid: Norwich to Tilbury**

**a) To review draft response**

Unanimously approved

**b) To agree a way forward**

Chair to submit response to National Grid. Copy to be published through e-news.

**c) Any other matters**

None

**8.54pm 2 members of public left**

**11. SCC bus report**

**a) Report**

As appended to these minutes

**b) To approve any action required**

Unanimously agreed Cllrs Foster are delegated to prepare and distribute publicity via the routes mentioned and organise and publicise a launch event.

**12. Scout Hut**

**a) To consider any responses received to date in response to the advert in EADT for disposal of land LGA 1972 S.123**

Emails received as follows:

1. I am wondering if you are able to provide a copy of the plans for **Local Government Act 1972, Section 123, (2A) Proposed Disposal of Land known as "Mendlesham Green Scout Hut"** as advertised in local newspaper advert (from OSDDataTeam@onesearchdirect.co.uk)
2. I read with great surprise in the EADT that it is the intention of the PC to sell off the scout hut land on a 30 year lease. What is so surprising is that this is the first we have heard of it. Why haven't we been informed via our monthly parish magazine or the email system that this has been proposed? Not to find it in the tiny 'small ads' section of a newspaper. Even more so as one of the closest residents to the piece of land, surely we should have been informed of this proposal? When the scout hut was demolished was it not always the proposal to build a new one on the land, not only for the scouts but as a local amenity for Mendlesham Green as used to be the case for the old hut?
3. Sorry to bother you but I have seen that the above land is to be disposed of by the Parish Council. However, it is not clear as to what is being done with the land. Can you enlighten me please?

Responses as follows:

1. send link for LGA 1972 s.123 – clerks note: believed this is an automated or spam request
2. to provide details of when the plans were publicised in the Parish Magazine and via e-news. To explain the terminology may be confusing and to confirm that the Parish Council will still own the

land but it will be leased (long term). Include details of subscription to e-news if not already registered.

3. Response as above

**b) To agree a way forward**

Contact Birketts to find out next steps.

***8.57pm 2 members of public and Cllr Judd left the meeting***

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

A member of the public advised, as a reminder, that they are holding the Parish Council PA system, along with all paper work, and it is in regular use. Unanimously agreed for more people to be responsible for the equipment and taught how to operate. The Parish Council gives thanks for their time and storage.

**Members of the public will be asked to leave for the following 'in camera' item due to its sensitivity.**

***All remaining members of the public left***

**14. Community Land Trust report**

Report as appended to these minutes.

Unanimously agreed that the Parish Council will continue to support Mendlesham CLT to progress this project.

Meeting closed 21.27pm.