

DRINKSTONE PARISH COUNCIL

DRAFT MINUTES

of an Ordinary Meeting of the Council held on
Monday 8th January 2018

Present: Cllrs Cousins, Hembra, Moss, Schofield, Thurlow (Ch)

Attending: Parish Clerk Mr Peter Dow
2 members of the public

18.01.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Youngs who was on holiday.
- 1.2 An apology for absence was accepted from Cllr Lambert as she was unwell.

18.01.02 **Noted:**

That when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interest in subsequent Agenda items were invited together with any additions and/or deletions to the Council's Register of Interests, none were forthcoming.

18.01.03 **Resolved:**

That the Minutes of the Parish Council meeting held on 4th December 2017, as tabled, be agreed as a true record.

18.01.04 **Noted:**

Correspondence to this meeting not dealt with as an Agenda item or in the Clerk's report:

- 4.1 Councillors noted an invitation via SALC to nominate past Chairmen for a ballot towards attendance at a Buckingham Palace Garden Party. No action was determined.

18.01.05 **Noted:**

- 5.1 A written report from District and County Council Ward Member Cllr Penny Otton
- 5.2 A written report from Cllr Hembra as Portfolio Holder for the playing field.

18.01.06 **Noted:**

That when any public comment or questions were invited on any Agenda item none were forthcoming.

18.01.07 **Noted:**

An oral report from the Parish Clerk and matters arising as follows:

- 7.1 The delay in adoption of the red telephone kiosk is the result of the need for training of engineers to deal with the circumstance whereby the payphone mechanism is connected to the power transformer within the service chamber. It is hoped that the work can be completed by the end of February. Meanwhile, innovative use solutions for kiosks are invited towards the celebration of the 5,000th adoption under the scheme.

18.01.08 **Noted:**

The following authorised payments:

8.1	Peter Dow – Clerk's wages	£158.17	Santander 000462
8.2	Business Services at CAS - Insurance	£388.68	Santander 000463
8.3	MSDC – play area inspection	£57.04	Santander 000464
8.4	Data Protection Registration annual fee	£35.00	Santander 000465

18.01.09 **Noted:**

The current account balances and reconciliation, as scheduled, and the Chairman's confirmation that they are supported by relevant Bank Statements.

18.01.10

Noted:

Planning results as notified by MSDC:

10.1 DC/17/04438 Partial rear extension/alterations...
Wood View, Rattlesden Road
GRANTED DPC supported

18.01.11

To consider Planning applications as notified by MSDC for comment:

11.01 **DC/17/05944 Erection of extension to garage outbuilding and erection of gazebo/summer house**

Location: Street Farmhouse, Beyton Road IP30 9SR

Councillors supported this application with the proviso that any permission shall only authorise the use and occupation of the extended garage for purposes incidental and ancillary to the principal dwelling, Street Farmhouse, and does not permit the use of the accommodation for a separate household.

Councillors are aware that the garage building might well lend itself to conversion to living accommodation which would not be acceptable under the established policies of the Local Plan and NPPF having regard to its physical relationship with the principal dwelling and the potential for nuisance detrimental to the amenity of that dwelling were the development to be occupied as an unrelated dwelling.

11.02 **DC/17/06014 Erection of 1no. detached one and a half storey dwelling including parking and landscaping following demolition of existing garage.**

Location: Land to rear of Briar Cottage, Gedding Road IP30 9TF

Councillors objected to this application for the following reasons:

1. The proposal is for a development which is unsustainable in terms of the NPPF in which:

1.1 Paragraph 17 states that planning authorities should, "*actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are, or can be made, sustainable*"

Drinkstone has no amenities in the village. The nearest amenities are in Woolpit, 4 km away and Rattlesden, some 3 km away, along unlit country roads with no pavements. There is no direct bus service between Drinkstone and Woolpit. There are 3 buses a day to Rattlesden, where there is a small community shop and post office. To access these using the bus service would involve a 90-minute round trip.

1.2 Paragraphs 34 & 35 further seek to minimise the need to travel, to give priority to pedestrian and cycle movements and have access to high quality public transport. The need to travel from this proposal site to access facilities and the reliance on the motor car for these journeys are clearly at odds with the NPPF strictures.

1.3 The significant guidance in paragraph 55 is that, "*housing should be located where it will enhance or maintain the vitality of rural communities*". Should this proposal succeed, there will be little or no benefit in terms of the immediate rural economy.

1.4 The test that sustainable development should contribute to, "*protecting and enhancing our natural, built and historic environment, and helping to improve biodiversity*", is not satisfied by this proposal given the loss of mature trees and well established indigenous hedging.

2 As the proposal is not sustainable in NPPF terms, Councilors have reference to the following Local Plan and Core Strategy policies which they consider count against this application:

- 2.1 H7, CS1, CS2, & FC1 with regard to residential development in the countryside.
- 2.2 GP1, SB2, H13, H15 & T10 regarding the adverse effect on the amenity of neighbouring dwellings as a result of vehicle parking and maneuvering.
- 2.3 GP1, H3, & H13 given the resulting overdevelopment of a constrained site and the adverse effect on neighbouring properties by virtue of a cramped result which is out of keeping with the design and layout of those properties and much to the detriment of their amenity.

11.03 **DC/17/06173** **Outline Planning Application. (All matters reserved)**
Erection of a one and a half storey dwelling.
Location: Land adjacent Hammond Lodge, Rattlesden Road
IP30 9TL

Councillors objected to this application for the following reasons:

1. The proposal is for a development which is unsustainable in terms of the NPPF:

1.1 Paragraph 17 states that planning authorities should, "*actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are, or can be made, sustainable*"

Drinkstone has no amenities in the village. The nearest amenities are in Woolpit, 4 km away and Rattlesden, some 3 km away, along unlit country roads with no pavements. There is no direct bus service between Drinkstone and Woolpit. There are 3 buses a day to Rattlesden, where there is a small community shop and post office. To access these using the bus service would involve a 90-minute round trip.

1.2 Paragraphs 34 & 35 further seek to minimise the need to travel, to give priority to pedestrian and cycle movements and have access to high quality public transport. The need to travel from this proposal site to access facilities and the reliance on the motor car for these journeys are clearly at odds with the NPPF strictures.

1.3 The significant guidance in paragraph 55 is that, '*housing should be located where it will enhance or maintain the vitality of rural communities*. Should this proposal succeed, there will be little or no benefit in terms of the immediate rural economy.

1.4 The NPPF test that sustainable development should contribute to, '*protecting and enhancing our natural, built and historic environment, and helping to improve biodiversity*', is not satisfied by this proposal given the loss of mature trees and well established indigenous hedging.

2 As the proposal is not sustainable in NPPF terms, Councilors have reference to the following Local Plan and Core Strategy policies which they consider count against this application:

- 2.1 H7, CS1, CS2, & FC1 with regard to residential development in the countryside.
- 2.2 GP1, H3, & H13 given the resulting overdevelopment of a constrained site and the adverse effect on neighbouring properties, notably Elm Cottage and Hammond lodge, by virtue of a cramped result which is out of keeping with the design and layout of those properties and much to the detriment of their amenity.

3 The granting of Permission on such a patently unsuitable site as this represents would make further applications of equally low or lower merit difficult to resist and thus threaten the amenity of the whole community of Drinkstone.

- 18.01.12 **Resolved:**
That Drinkstone Parish Council makes known to the Corporate Manager, Development Management, at Mid Suffolk District Council its views on the Planning application on this agenda.
- 18.01.13 **Noted:**
That when any other Planning matters for information, to be noted or for inclusion on a future agenda were invited none were forthcoming.
- 18.01.14 **Proposal: Cllr Thurlow;**
That Drinkstone Parish Council directs Mid Suffolk District Council to pay the sum of £8,440.00, being the Parish Council's total precept requirement for the financial year commencing 1st April 2018.
Seconded Cllr Schofield
Amendment Proposed Cllr Cousins
To substitute the words, '£5,000.00', for the words, '£8,440.00'.
Amendment found no seconder

Substantive proposal carried
At the request of a Member, the vote was recorded as:
Being in favour of the Proposal; Cllrs Hembra, Moss, Schofield, Thurlow;
Being against the Proposal; Cllr Cousins.
- 18.01.15 **Noted:** The following when public comment or questions were invited on any matter of Council business:
15.1 Thanks were extended to the individual who suggested to Anglian Water that their recent closure of Gedding Road could easily be lifted as the obstructing roadworks extended to less than half of the carriageway.
- 18.01.16 **Noted:**
That when any other Council business for information, to be noted or for inclusion on a future agenda was invited none was forthcoming.
- 18.01.17 **Noted:**
That the scheduled date for the next Ordinary Meeting of Council is Monday 5th February beginning at 8.00pm in the Village Hall.
- 18.01.18 **Noted:**
That the meeting closed at 9.04pm.

These Minutes are in draft form only. They have not been ratified by Council and are not a matter of formal record. They will be before the next Ordinary Council meeting for approval.

Any queries should be directed to the Parish Clerk, Peter Dow, at 6 Warren Close, Elmswell IP30 9DS

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