

DRINKSTONE PARISH COUNCIL

MINUTES

of an Ordinary Meeting of the Council held on
Monday 4th November 2019

Present: Cllrs Edmondson, Hembra, Holborn, Moss, Schofield, Selvey, Youngs

Attending: Parish Clerk Mrs Hilary Workman
SC Cllr Penny Otton & 3 members of the public

- 19.11.01 **Noted:**
There were no apologies for absence.
- 19.11.02 **Noted:**
When Member's Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interest in subsequent Agenda items were invited, the following:
Cllr Holborn – Local Non-Pecuniary Interest – 12.2 & 12.3
Cllr Schofield – Disclosable Pecuniary Interest – 8.2.4
There were no additions or deletions to the Council's Register of Interests.
- 19.11.03 Resolved:**
That the Minutes of the Parish Council Meeting held on 7th October 2019, as tabled, were agreed as a true record.
- 19.11.04 **Noted:** Open Session
That when public comment or question on any agenda item was invited, there were none.
- 19.11.05 **Noted:**
The following correspondence to this meeting not dealt with as an Agenda item or in the Clerk's report.
- 5.1 SALC:
 - 4.1.1 SALC AGM – 26 Nov' 2019 @ Blackbourne Community Centre
 - 4.1.2 Partner-funded PCSO's – Project 2025 – the meeting agreed no action.
 - 4.1.3 Annual Conference – Mon 18 Nov '19
 - 5.2 Suffolk County Council
 - 4.2.1 Suffolk Mineral & Waste Local Plan Modifications
 - 5.3 BMSDC
 - 4.3.1 Invitation to Mid Suffolk Citizen's Advice Bureau AGM – 15 Nov '19 @ Stowmarket Community Centre
 - 4.3.2 Free swimming for youngsters during Christmas Holidays – publish to website
 - 5.4 Enquiry from local resident re Parish Lands – the meeting agreed the draft response submitted by the Clerk with clarification that the Parish Council has legal liability to maintain its Parish Trees.
- 19.11.06 **Noted:**
- 6.1 A written report (*previously circulated*) from District and County Council Ward Member Cllr Penny Otton, who further confirmed that she would support a locality application for the footpaths leaflet.
 - 6.2 An oral report from Cllr Edmondson who advised all issues on allotments up to date and queried progress on the works to Parish Trees on allotments boundary (6.4 below refers).
 - 6.3 A written report from Cllr Hembra (*previously circulated*).

Signed: Daphne Youngs

Date: 2nd Dec '19

- 6.4 An oral report from Cllr Holborn, the Parish Tree warden who confirmed that he had received a formal quote from Hawkins Forestry (which works regularly with UK Power Networks, and thus has experience of working with trees adjacent to power lines). The meeting asked the Clerk to instruct Hawkins Forestry to complete the works identified at the earliest opportunity, in accordance with **Min. Ref 19.10.07.1**
- 6.5 An Oral report from Cllr Moss who advised that a volunteer party had tried to undertake the works to the phone box but poor weather and rain had prevented this to date.
- 6.6 An oral report from Cllr Schofield on the parish footpaths and bye-ways noting that damage to the bridge where paths 6, 7 & 8 meet had been reported to SCC Highways and an acknowledgement received.
- 6.7 Written report from Cllr Selvey (**DPC19.11.01**, *previously circulated*).

Resolved:

To authorise the Clerk to apply to Suffolk County Council for a grant towards the cost of the procurement of one speed information display complete with data logging functionality, accessories and 4 additional mounting brackets, approximate cost £3625.

- 19.11.07** **Noted:** The Clerk's report, items detailed below:

- 7.1 Upcoming training courses
Two day Councillor course – Thursday 21 & 28th November
Introduction to project management – 6th November
- 7.2 Confirmed renewal of Parish Council Insurance (**Min 19.09.7.2** refers).
- 7.3 The learning agreement in respect of the Clerks CILCA training.
- 7.3 Cllrs noted that in accordance with the Parish Council's management agreement with Drinkstone Green Allotment, a transfer of funds to the main Parish Council account of £500 was recommended by the Clerk. The substantive motion below:

- 7.4 That Drinkstone Parish Council approve a transfer of £500 from the Drinkstone Green Allotments (Lloyds) Account to its current account in accordance with the Parish Council and Drinkstone Allotments management agreement).**

Was withdrawn until the meeting had been able to further check the terms of the management agreement against the articles of the trust.

- 19.11.08** **Noted:**

- 8.1 The following receipts:

	Description	£
8.1.1	Interest	£1.34
8.1.2	Parish Land Rent	£52.00
8.1.3	Allotments Wayleave	£56.73

- 8.2 The following schedule of payments for authorisation:

	Description	£	Santander Chq No.
8.2.1	Top Garden Services # 12 (5 th & 19 th September)	£75.00	222502
8.2.2	Heelis & Lodge – Internal Audit	£128.00	222503
8.2.3	Clerk Salary Period 7	£238.33	222504
8.2.4	Refund to Cllr H Schofield (petrol for PC Strimmers)	£20.86	222505

- 8.3 Resolved**

To authorise the schedule of payments listed at 8.2 above for payment.

Signed: Daphne Youngs

Date: 2nd Dec '19

8.4 Payments previously authorised:

	Description	£	Santander Chq No.
8.4.1	BMSDC Dog & Litter Bins (Min.Ref. 19.10.8.2.2)	£54.00	222506

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

19.11.09 Noted:

A budget planning meeting had been scheduled for 14th November and a draft budget and proposed precept to be reported to the December meeting of the Parish Council.

19.11.10 Noted:

Cllrs considered an update on progress towards internet banking (*previously circulated as DPC 19.11.02*), and unanimously

Resolved:

That Drinkstone Parish Council move its bank accounts (both current and reserve) from Santander to Unity Trust Bank.

19.11.11 **Noted:**

The following planning results as notified by Babergh Mid Suffolk District Councils

11.1 **DC/19/04376** – Application for Planning Permission
Erection of 1no. dwelling and detached carport including creation of vehicular accesses

Land At, Chapel Lane, Drinkstone, Suffolk

Application Withdrawn

DPC: Objected

19.11.12 **Noted:**

12.1 **DC/19/04828** – Application for Planning Permission without compliance of conditions

Application under Section 73 of the Town and Country Planning Act. 0049/90 for the variation of Condition 1 ii of 0049/90 (previously varied under Condition 3 ii (b) of 3373/13 for information) to allow an increase in aerotow launch operations from 10.00hrs to 18.00hrs 5days a week from 01 May to 30 September.

Rattlesden Gliding Club, High Town Green, Rattlesden, Stowmarket IP30 0SX

The meeting had no objection to the application.

12.2 **DC/19/04928** – Outline Planning Application (all matters reserved)

Erection of 1 No Dwelling and garage.

Land North of Greyfriars, Rattlesden Road, Drinkstone, IP30 9TL

The meeting considered:

- **the application documentation published to Mid Suffolk District Council's planning portal**
- **Drinkstone Parish Council's (DPC) draft Neighbourhood Plan**

and, determined to object to the application, giving the following reasons:

DRN1 Spatial Strategy

Under MSDC's current Local Plan Drinkstone is a Countryside Village, with no development permitted. Under the emerging Joint Local Plan it is designated a "Hamlet". The focus of new development will be within the settlement boundary as defined in the policies map. Outside the boundary only permitted for the operation of agriculture, forestry, outdoor recreation and other exceptional uses.

The dwelling is positioned half inside and half outside the settlement boundary, with its garage and access outside the settlement boundary

Signed: Daphne Youngs

Date: 2nd Dec '19

DRN2 - Housing Development. DRN3 Housing Allocations

The proposed development is not on a site allocated in the NP. Since the NP allocated sufficient sites to meet the housing requirements of MSDC's emerging Joint LP, no further sites outside the boundary are needed. Is it a small windfall site within the settlement boundary? Yes and No.

DRN3:

The proposed development is not a rural exception site as defined in the policy

DRN12 Design considerations

How does it integrate with the characteristic of the existing streetscape? Rattlesden Rd is predominantly detached houses, facing the road, and well set back behind hedges and trees. The proposed development will sit sideways on to the building line with only a small separation from the highway with limited possibility for landscaping. It does not harmonize with the existing streetscape of Rattlesden Road, nor respect the building line, and would require the removal of to create the required sightlines at the junction of the track and Rattlesden Road

The site is very small and Drinkstone Parish Council is concerned that the site could not be adequately landscaped to overcome

1. Its overlooking of neighbouring properties
2. Its effect on the view from footpath 10, which runs along the track which would provide access to the site; and
3. Its impact on Key view 9 in the Neighbourhood Plan

DRN5: Views

The proposed development would impact on Important View from footpath 10, as site is too small to accommodate landscaping. Impossible to screen the garages from footpath 10 or Key View 9 as identified in the NP

Other matters**Proximity to neighbouring dwellings and loss of privacy**

This is a very narrow site, and any building, wherever located on the site, is likely to result in the loss of privacy to 3 neighbouring properties. The impact on Woodend, in particular, is significant. The front windows of any proposed dwelling, ground or first floor, will look directly into the day room, bedroom and private outdoor space of Woodend. There will be a lesser loss of privacy for The Drift and Greyfriars.

The front elevation of any new dwelling on this narrow site will be around 10 metres from Woodend, and The Drift and within a couple of metres of Greyfriars. Given the narrowness of the site, and the consequent limitation on the siting and orientation of any new building, it is hard to see how any mitigation could be achieved to overcome the issue of overlooking.

The Parish Council has no information on what exactly would be built. It is not clear if what is being proposed is a single or two storey dwelling. This has major implications for the impact of the development on neighbours.

Proximity of a stand of trees to proposed dwelling.

These are located on the adjoining property would appear to be too close to the proposed dwelling to meet building regulation requirements.

Access from the highway and footpaths

This is one of two applications to build along this track known locally as the Drift, which currently serves 3 properties. (see **DC/19/05083**) Highways access requirements onto RR may require the removal of roadside hedges to accommodate sight-lines. This is contrary to the applicant's stated intention of retaining the roadside hedge on the south side of the entrance. The hedge on the north side of the access is not owned by the applicant.

There is no mention of the footpath which runs along the N and E boundaries of the site, and the site plans for this and the adjoining site make no allowance for the

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footpath or the vehicular access into the neighbouring field which runs between the two sites.

Errors in design and access statement

Drawing number 17/090-01 does not identify Woodend correctly

- 2.2 The site is not surrounded by residential development - it backs onto open countryside, adjacent to Public Footpath 10 and impacting on Key View 9 in the NP.
- 2.4 There is no hedging along the southern boundary - this is formed of post and rail fencing and abuts open paddocks.
- 3.2 The current frontage hedge may well restrict the necessary sight lines onto the highway, so cannot be retained.
- 4.3 The village no longer has a bus service
- 4.6 In the emerging Drinkstone NP sites for development have been allocated, enough to meet the numbers of new houses required under the new Joint Local Plan. No additional sites outside the settlement boundary are thus required.
- 4.8 The site is partly open countryside.

12.3 **DC/19/05083** - Outline Planning Application (All Matters Reserved)

Erection of 1no.dwelling and garage.

Land East Of The Drift, Rattlesden Road, Drinkstone, IP30 9TL

The meeting considered:

- **the application documentation published to Mid Suffolk District Council's planning portal**
- **Drinkstone Parish Council's (DPC) draft Neighbourhood Plan**

and, determined to object to the application, giving the following reasons:

DRN1 Spatial Strategy

Under MSDC's current Local Plan Drinkstone is a Countryside Village, with no development permitted. Under the emerging Joint Local Plan it is designated a "Hamlet". The focus of new development will be within the settlement boundary as defined in the policies map. Outside the boundary development only permitted for the operation of agriculture, forestry, outdoor recreation and other exceptional uses.

DRN2 - Housing Development. DRN3 Housing Allocations

The proposed development is not on a site allocated in the NP.

Since the NP allocated sufficient sites to meet the housing requirements of MSDC's emerging Joint LP, no further sites outside the boundary are needed.

The proposed development is not a small windfall site within the settlement boundary

DRN3 –

The proposed development is not a rural exception site as defined in the policy.

DRN12 Design considerations

How does it integrate with the characteristic of the existing streetscape? Rattlesden Rd is predominantly detached houses, facing the road, and well set back behind hedges and trees. The proposed development is positioned outside the settlement boundary and abuts directly onto open countryside. The current boundaries on the East and South side are post and rail fencing.

The site is very small and Drinkstone Parish Council is concerned that the site could not be adequately landscaped to overcome:

- Its overlooking of neighbouring properties
- Its effect on the view from footpath 10, which runs along the track which would provide access to the site; and
- Its impact on Key view 9 in the Neighbourhood Plan

Signed: Daphne Youngs

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DRN5 Views:

The proposed development will impact on Important View from footpath 10, as the site is too small to accommodate landscaping. Impossible to screen the garages from footpath 10 or Key View 9 as identified in the NP.

Other matters**Proximity to neighbouring dwellings and loss of privacy**

This is a very narrow site, and any building, wherever located on the site, is likely to result in a loss of privacy to other properties in The Drift.

The front elevation of any new dwelling on this narrow site will be around 15 metres from The Drift. Given the narrowness of the site, and the consequent limitation on the siting and orientation of any new building, it is hard to see how any mitigation could be achieved to overcome the issue of overlooking.

No information is available on what exactly will be built. It is not clear if what is being proposed is a single or two storey dwelling. This has major implications for the impact on neighbouring properties.

Access from the highway and footpaths

This is one of two applications to build along this track known locally as the Drift, which currently serves 3 properties. (see **DC/19/04298**) Highways access requirements onto Rattlesden Rd may require the removal of roadside hedges to accommodate sight lines. The hedge on the north side of the access is not owned by the applicant.

The site plan does not seem to have made allowance for the public footpath (FP10) which runs between it and the neighbouring plot. There also appears to be a vehicular access to the neighbouring field which is not shown on the application site plans.

Errors in design and access statement

- 2.2 The site is not surrounded by residential development - there is open countryside on the E and S boundaries, it adjacent to Public Footpath 10 and impacts on Key View 9 in the NP.
- 2.9 The development is not within the proposed settlement boundary for Drinkstone Green
- 4.3 The village no longer has a bus service
- 4.6 In the emerging Drinkstone NP sites for development have been allocated, enough to meet the numbers of new houses required under the new Joint Local Plan. No additional sites outside the settlement boundary are thus required.
- 4.8 The site is partly open countryside.
A tree on site has not been identified on the plans

Environmental issues

The established pond on the North boundary of the site does not appear to have been surveyed to determine whether there are protected species present in it.

12.4 Resolved

That the Clerk make known the Council's comments on Planning Applications on this agenda to the Corporate Manager, Growth & Sustainable Planning at Mid Suffolk District Council.

19.11.13

Noted:

That there were no other planning matters for information, to be noted or for inclusion on a future agenda.

Signed: Daphne Youngs

Date: 2nd Dec '19

- 19.11.14 **Noted:**
A report on progress towards producing a Neighbourhood Plan for Drinkstone (*previously circulated as DPC19.11.03*) advising that none of the proposed amendments in the schedule attached to the report were substantive, and
Resolved:
To approve the Draft Neighbourhood Plan for Submission to Mid Suffolk District Council, in accordance with the Neighbourhood Planning Regulations.
Cllr Youngs advised that the adopted draft plan would next go to Mid Suffolk District Council and then out to external examiners prior to a local referendum early in 2020.
- 19.11.15 **Noted:**
A report on progress toward registering Parish Lands for Drinkstone (*previously circulated as DPC19.11.04*). Councillors further noted that draft declarations had been received which the Clerk was in the process of checking. The meeting asked the Clerk to draft a letter to Mrs L Blake setting out its findings with respect to the track, which was limited to 8' wide under the terms of the inclosure award and explaining that should she wish to formally establish the track as wider than 8' and establish visibility splays in accordance with the conditions of the her outline planning consent, that this would require the agreement of the Parish Council. The letter to be approved by the Parish Council's Solicitors.
- 19.11.16 **Noted:**
An oral report on progress towards the GDPR, confirming that all Parish Councillors had migrated to a new Parish e-mail address and work was underway to make shared documents such as agenda and minutes available in the future.
- 19.11.17 **Noted:**
When public comment or questions on any matter of Council business were invited, the following:
- A local resident in Gedding Road had experienced thick black smoke from a neighbour's bonfire on the early morning of Sunday 3rd December. Cllrs noted that whilst such activities can be reported through the MSDC website as an environmental nuisance, it was believed that at least three complaints would be required before MSDC would be likely to take any action. The meeting asked the Clerk to write to the property owner concerned and ask residents to be mindful and considerate of their neighbours when lighting bonfires.
- 19.11.18 **Noted:**
There was no other Council business for information, to be noted or for inclusion on a future agenda.
- 19.11.19 **Noted:**
That the scheduled date for the next ordinary meeting of the Parish Council was Monday 2nd December 2019 beginning at 8.00pm in the Village Hall.
- 19.11.20 **Noted:**
The meeting closed at 9:07pm.

Signed: Daphne Youngs

Date: 2nd Dec '19