

DRINKSTONE PARISH COUNCIL

MINUTES

Page | 2013

of an Ordinary Meeting of the Council held on
Monday 2nd March 2020

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

Attending: Parish Clerk Mrs Hilary Workman, SCC & MSDC Cllr Penny Otton (part)
And 14 members of the public

20.03.01 **Noted:**
When apologies for absence were invited there were none.

20.03.02 **Noted:**
When Member's Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interest in subsequent Agenda items were invited, there were none.

20.03.03 Resolved:
That the Minutes of the Parish Council Meeting held on 3rd February, 2020, as tabled, were agreed as a true record.

20.03.04 **Noted:**
The following correspondence to this meeting not dealt with as an Agenda item or in the Clerk's report.

- 4.1 SALC Bulletin
 - Newsletter (*previously circulated*)
 - Area Forum Dates – 17th March; 11th June; 17th September and 1st December
 - Catch it, Bin it, Kill it Campaign (Covid19) – the meeting was advised that this had been added to the website.
- 4.2 Suffolk Constabulary – Confidence & Satisfaction Working Group Survey
- 4.3 Suffolk County Council – School Travel Arrangements – the meeting asked the Clerk to add this information to the website.
- 4.4 MSDC
 - Confirmation of receipt of Woolpit N'hood Plan Consultation Submission
 - Dog & Litter Bin Charges 2020/21 – the meeting noted the charges.
- 4.5 Letter from local resident re Parish Lands – see Agenda item 15
- 4.6 Letter from local resident ref DC/20/00438 – see Agenda item 13.1
- 4.7 The Great British Spring Clean

20.03.05 **Noted:** Open Session: 8:07pm
That when public comment or questions on any agenda item were invited, the following:
5.1 A local resident reported that there had again been smoke nuisance from a neighbouring property on Gedding Road. The meeting asked the Clerk to write to the householder. Session closed: 8:10pm.

Signed: Haslett Schofield

Date: 26 May 2020

Parish Clerk, Hilary Workman, at 123 York Road, Bury St Edmunds IP33 3EG

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20.03.06

Noted:

- 6.1 A written report (*previously circulated*) from District and County Council Ward Member Cllr Penny Otton.
- 6.2 A written report from Cllr Edmondson (*previously circulated*).
- 6.3 A written report from Cllr Hembra (*previously circulated*), who further reported that:
- the issue of drainage on the boundary of the playing field would be investigated and reported back to a future meeting; and
 - further approaches to encouraging owners to clear up after their dogs when they have fouled on the playing field were being trialled.
- 6.4 A written report Cllr Holborn (*previously circulated*).
- 6.5 An Oral report from Cllr Moss who reported that NP Environment Sub-group members were keen to put the Parish Footpaths leaflets in the phone box.
- 6.6 An oral report from Cllr Schofield on the parish footpaths and bye-ways noting that:
- additional signs to discourage owners from allowing their dogs to foul the footpaths were needed; and
 - requesting that the Clerk write to the owners of the ditch running past Footpath 6.
 - Additional yellow footpath signs are required.
 - The footpaths are currently muddy, indicating that they are well used.
- 6.7 A written report from Cllr Selvey (*previously circulated*) who further confirmed that:
- under point 1, there had been no mention in the Police report of flooding as a contributory factor to the accident
 - the Clerk would add the SCC reporting tool to the website
 - Cllr Holborn would check the soil pipe from Church Pytle and advise if effluent still leaching from this onto the highway; and
 - The Clerk would prepare and submit an application for Locality Funding before the end of March.
 - An application be submitted to SCC Highways for posts for the siting of SID's at the following locations;
 1. Rattlesden Road opposite allotments TL962597 (Elm Cottage and Hammond Lodge)
 2. Jcn of Gedding Road and Rattlesden Road TL958603 (The Paddocks and Brookside)
 3. Opposite Village Hall, Gedding Road TL960606 (1 and 3 Gedding Road)
 4. The Street between The Old Almshouses and Drinkstone Lodge TL959614 (Old Almshouses and Drinkstone Lodge)
 5. Opposite Rectory Cottage and Brook House Beyton Road TL959620 (Rectory Cottage and Brook House)
 6. Between the Substation and Village Hall

Page | 2014

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20.03.07 Noted: The Clerk's report that

- 7.1 an acknowledgement had been received from Lloyds Bank advising the mandate submitted for change of signatories had been actioned.
- 7.2 The Clerks' Manual 2019 had been purchased to support her CILCA studies, and the first module had been completed.
- 7.3 a completed Direct Debit Mandate had been submitted in respect of the Information Commission (Data Protection Payment) **Min.Ref 20.01.8.5**
- 7.4 To confirm that invoices for allotment rents had been produced for delivery to allotment holders for the new financial year.
- 7.5 the Clerk was seeking suggestions from Councillors and Residents of items to consider in the development of a 4 year programme of work for the Parish Council.
- 7.6 Training:
 - Allotments Management Course – 16th March - £50

20.03.08

Resolved:

That the Council make a donation of £10.00 towards the funding of the Drinkstone Village website.

20.03.09 Noted:

- 9.1 Members considered an update on progress towards moving to internet banking (*previously circulated as DPC 20.03.01*) and

9.2 Resolved:

That the Submission Form and Account Transfer Request for Unity Trust Bank (DPC.20.03.01) be signed and submitted as part of the requirements for transferring banking arrangements from Santander Bank to Unity Trust Bank.

20.03.10 Noted:

- 10.1 The following receipts:

	Description	£
10.1.1	Santander – Bank Interest	£1.38
10.1.2	Lloyds – Drinkstone Green Allotment – UK Power Networks	£56.73
10.1.3	Lloyds – Drinkstone Green Allotment – UK Power Networks	£111.56

- 10.2 The following schedule of payments for authorisation:

	Description	£	Chq No.
10.2.1	Clerk Salary period 9 (Minute 19.12.22 refers)	£296.52	222069
10.2.2	Drinkstone History Group (Parish Council Website Contribution)	£10.00	222070
10.2.3	SALC Training – GDPR	£27.50	222071
10.2.4	Refund to Clerk: SLCC – The Clerks' Manual	£47.50	222072
10.2.5	Drinkstone Parish Council (Transfer to Unity Trust)	£500.00	222073
10.2.6	Refund to Clerk: Print toner four colour	£178.56	222074

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10.3 Resolved

To authorise the schedule of payments listed at 9.2 above for payment.

- 10.4 The cash book report against budget, and the current account balances and reconciliation, as scheduled, and the Chairman's confirmation that they were supported by relevant Bank Statements. A variation of +50p was noted between the balance and the bank.

20.03.11 Noted:

Members considered report on General Data Protection Regulations (GDPR) (*previously circulated as DPC.20.03.02*) and

11.2 Resolved:

To subscribe to Local Council Public Advisory Service at a cost of £50.00 for one calendar year to provide a stand-alone Data Protection Officer.

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

- 12.1 **DC/19/05652** – Planning Application
Change of use of an agricultural barn (Sui Generis) to Use Classes B1 (business) and B2 (general industrial)
Buildings at Rookery Meade, Beyton Road, Drinkstone IP30 9SS
MSDC: Granted DPC: No Objection subject to conditions 20.01.13.2
- 12.2 **DC/19/05714** - Full Planning Application
Erection of 1No dwelling (following demolition of existing dwelling)
Hammond Lodge, Rattlesden Road, Drinkstone, IP30 9TL
MSDC: Granted DPC: Supported subject to conditions 20.01.13.3
- 12.3 **DC/19/05778** - Householder Planning Application
DC/19/05779 - Application for Listed Building Consent
Erection of extension and alterations to outbuilding to form annexed accommodation;
Erection of walled garden and green house (following removal of tennis courts)
Rookery Farm, Gedding Road, Drinkstone, IP30 9SZ
MSDC: Granted DPC: Support (Min.Ref.20.01.13.4)

20.03.13 Noted:

The following planning applications notified by MSDC for comment were considered.

- 13.1 **DC/20/00383** - Application for Listed Building Consent
Demolition of outbuilding
Stotts Cottage, 2 Cross Street, Drinkstone, IP30 9TP
No Comment

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13.2 **DC/20/00438 - Planning Application**
Erection of building forming B1 unit with yard and parking
Land To The North Side Of Cross Street To The East Of 1 Stotts
Cottage, Cross Street, Drinkstone, IP30 9TP

The meeting considered:

- **the application documentation published to Mid Suffolk District Council's planning portal**
- **A letter submitted to the Parish Council objecting to the application**
- **The applicant's comments and his responses to questions asked by the Parish Council; and**
- **The comments of local residents at the meeting who had raised the following concerns:**
 - The apparent proposed use of private drives as passing places in Cross Street
 - Existing damage to private drives arising from access to another development on Cross Street at Yew Tree Farm
 - The narrow entrance to Cross Street
- **Drinkstone Parish Council's (DPC) draft Neighbourhood Plan and, determined to object to the application, for the following reasons:**
 - **Policy DRN1 – Spatial Strategy (DPC draft Neighbourhood Plan**
States that proposals for development located outside Settlement Boundaries *will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses where:*
 - *It can be satisfactorily demonstrated that there is an identified local need for the proposal; and*
 - *It cannot be satisfactorily located within the Settlement Boundaries.*
The proposed development sits outside the village settlement boundary. Settlement boundaries are intended to define the extent of the existing built up areas of towns and villages. They highlight a fundamental distinction in terms of planning policy between existing development areas and the surrounding countryside.
 - No industrial and commercial developments will be permitted unless there is an overriding need to be located in that location. This proposed development cannot show this need. The Emerging Neighbourhood Plan has not identified any requirement for business premises in this location.
 - Within the Emerging Neighbourhood Plan, which is currently with the examiner, consideration should be given to Policies DRN11 and 12. These relate to the Heritage Assets of the village. Cross Street is an important part of the village heritage and the key features, characteristics, landscape and building characteristics should be preserved. Cross Street has three Grade 2 buildings and two buildings of local significance. The proposed development is situated immediately beside two of the Grade 2 buildings, which will change the setting of the buildings by the loss of the space, setting and wider build environment.
 - The proposed development raises concerns for road safety and general residential amenity relating to Cross Street as a whole. The road is a no through road with the proposed development at the far end. On exiting Cross Street on to Rattlesden Road the visibility left and right at the 'T'

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junction is limited. The narrow road passes the only village playground and football pitch, both of which are open to the road with no physical barriers. There are four signposted public footpaths which emerge immediately onto the road at various points. The Highways team have on their initial report stated that passing places would need to be provided. This provision is not currently within the capability of the developer to be provided. The passing places identified as part of the planning application (see below) are all private driveways,



with the exception of a place marked (above, in green) adjacent to the village recreation ground. This land, owned by the Parish, has been identified as a visually important Open Space. The National Planning Policy Framework enables the designation and protection of land of particular importance to local communities as local green spaces in Neighbourhood Plans. This rules out any development on them other than in very special circumstances. The meeting's view is that the creation of a formalised passing place does not meet that criteria.

- The development has an identified capacity for five car parking spaces. The meeting was concerned that the increase in parking spaces at the development, together with the proposed use, would be likely to result in a significant increase in vehicle movements on an already constrained access through Cross Street, a wholly residential area on a non-principal road.
- There is no bus service to the village of Drinkstone.

13.3 **DC/20/00570** – Full Planning Application

Part change of use of garage (class C3) to (class B2) general industrial for use as nanobrewery (re-submission of withdrawn application DC/19/05187)

Foxhollies, Rattlesden Road, Drinkstone IP30 9TL

No Comment

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- 13.4i **DC/20/00577** - Application for Variation of Listed Building Consent
Condition Ref No: DC/18/01395 Condition 2 (Approved Plans and Documents)
Stotts Cottage, 2 Cross Street, Drinkstone, IP30 9TP
No Comment
- 13.4ii **DC/20/00578** - Application under Section 73 of The Town and Country Planning Act
Ref No:DC/18/01394. Variation of Condition 2 (Approved Plans and Documents)
Stotts Cottage, 2 Cross Street, Drinkstone, IP30 9TP
No Comment
- 13.5 Resolved:**
That the Clerk make known the Council's comments on Planning Applications above to the Corporate Manager, Growth & Sustainable Planning at Mid Suffolk District Council

20.03.14 **Noted:**
That there were no planning matters for information, to be noted or for inclusion on a future agenda.

20.03.15 **Noted:**

15.1 The meeting considered a report (*previously circulated as DPC 20.03.03*) on progress towards the registration of Parish Lands with Land Registry. This included a draft specification for valuation of the Parish Land (attached as Appendix A).
The meeting noted the advice of the Parish Council's solicitors reported by the Clerk, that pursuing any difference in the width of the track (between that awarded under the original inclosure award, and as currently established, as indicated in the plan at 1. in the specification), would be likely to be a lengthy and expensive process which, given that the Title as established over the track does not record exact boundaries under HM Land Registry, might not result in success. Instead, the Solicitor advised the Parish Council to accept the current position and deal with any future changes as and when they came up (when any costs of valuation and possible conveyancing might reasonably be defrayed onto the purchaser). Taking into account the reported advice from the Solicitors, the meeting agreed:

1. To approve the brief for John Casson attached as Appendix A (points 2 & 3 only) for any future instruction;
2. Asked the Clerk to arrange a meeting with the Title holder's representative to discuss a way forward which met the needs of the Title Holder to comply with their outline planning consent, and the responsibility of the parish council to future residents of Drinkstone with respect to protecting parish lands; and

Resolved:
To authorise the cost of engaging a solicitor to witness the signing of three declarations (at £5 each) and supporting exhibits (at £2 each) prior to submission to H M Land Registry.

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- 20.03.16 **Noted:**
To note the revised meeting dates for May and June meetings as below:
1. Annual Meeting of Parish Council and Annual Parish Meeting – Monday 4th May 2020 (at 7:00pm and 8:00pm respectively)
 2. June Ordinary Meeting – Monday June 1st
- 20.03.17 **Noted:**
That when public comment or questions on any matter of Council business were invited, there were none.
- 20.03.18 **Noted:**
The following Council business for information, to be noted or for inclusion on a future agenda:
- Cllr Holborn as Tree Warden asked that a presentation on Parish Trees be added to the agenda for the Annual Parish Meeting.
- 20.03.19 **Noted:**
That the scheduled date for the next ordinary meeting of the Parish Council was Monday 6th April beginning at 8.00pm in the Village Hall.
- 20.03.21 **Noted:**
The meeting closed at 8:55pm

Signed: *Haslett Schofield*

Date: *26 May 2020*

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