

# **DRINKSTONE PARISH COUNCIL**

## **MINUTES**

of an Ordinary Meeting of the Council held on

**Monday 1<sup>st</sup> February via Zoom**

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**Present:** Cllrs Edmondson, Elnaugh, Holborn, Moss, Schofield, Selvey

**Clerk & RFO Hilary Workman**

EO21.02.01 **Noted:** There were no apologies for absence to be noted or approved

EO21.02.02 **Noted:**

There were no Members' Declarations of Local Non-Pecuniary Interests and/or

Disclosable Pecuniary Interest in subsequent Agenda items and no additions and/or deletions to the Council's Register of Interests.

EO21.02.03 **Noted:** Correspondence to this meeting not dealt with as an Agenda item.

3.1 Resignation of Gary Hembra as Councillor

The meeting noted Gary's contribution to the parish which would be missed, and thanked him for his contribution, he had been a great asset to the parish as a councillor. The Clerk explained the procedure for a poll or co-option.

EO21.02.04 **Noted:**

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

EO21.02.05 **Noted:**

The Planning applications below as notified by MSDC for comment:

5.1 **DC/20/05249** – Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved Plans and Documents), Condition 3 (Construction Management), Condition 4 (Provision of Parking) and Condition 6 (Occupation Restriction) of planning permission DC/17/03975 dated 25/10/2017 – Erection of replacement dwelling (following demolition of existing dwelling);

Alterations to existing property to include erection of pitched roof, front facing gable and two storey rear and side extensions; Erection of 1 no. garage with store, and 1 no. garage with living accommodation over first floor

**Yew Tree Farm Cottage, Cross Street, Drinkstone, IP30 9TP**

Report **DPC.21.02.01** referred.

Drinkstone Parish Council considered

- the application
- Report DC/20/05249; and
- Cllr Holborn's comments at the meeting, that the proposed change, putting in hedge on North West Boundary would not be likely to achieve much in itself in terms of screening properties in Cherry Tree Rise. This

**Signed:** Richard Edmondson

**Date:** 03/03/2021

was because where the hedge was proposed, there was lack of soil and it would be unlikely that a hedge would be established successfully.

and determined to object to the application for the reasons summarised below:

Drawing (TL4466-20-10) indicates that the replacement dwelling building remains to the rear of the plot, in fact almost to the boundary, there has been a slight change of angle to the previous site plan.

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Looking at the DPC Neighbourhood Plan settlement boundary, the request to move the replacement dwelling to this site would place it outside the settlement boundary, as defined in the MSDC local plan, which whilst 20 years old has now been reviewed by the Neighbourhood Plan which has been approved by MSDC and now carries significant weight in determining planning applications.

The proposal does not comply with the Neighbourhood Plan NP DRN1 Spatial Strategy Proposals for development located outside the Settlement Boundary will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where i) it can be satisfactorily demonstrated that there is an identified local need for the proposal

The application fails to supply a site location plan which highlights its relation to other buildings and its position outside of the settlement boundary and within open countryside.

The original application states the retention of trees to the north west boundary, however these do not appear to have been retained, most trees have been removed. The trees that are to the north west belong to the neighbouring property and include two substantial oak trees. Whilst a new hedge has been indicated this area is currently hardstanding with little soil. The roots of the oaks and subsequently their health could be affected by construction activities in the new location. The application does not include a Land Contamination report, as there has been concern from residents regarding the storage of diesel onsite in unbunded containers, as well as concern regarding burning and burial of waste and lack of maintenance to existing ditches, this report is therefore more pertinent. A recent visit from MSDC environmental department has confirmed recent concerns.

The application does not include details regarding drainage and run off will be managed.

This application should not be considered as a variation but should be a new application as it lies outside of the settlement boundary which the Parish Council would not support. Its proposed relocation would set a precedence for further development outside of the settlement boundary.

The proposed site for the replacement dwelling development is situated to the rear of Matilda House which is identified within the Neighbourhood Plan (Appendix B) as a Building of Local Significance.

**Policy DRN12** of the Neighbourhood plan also states, proposals will be supported where

- h. wherever possible ensure that development faces onto existing lanes
- i. not result in water run off that would add to or create surface water flooding

**NP Policy DRN10** states:

**Signed:** Richard Edmondson

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The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest must be appropriately secured. Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

**Drinkstone Parish Council objects to this application.**

- 5.2 **DC/21/030323** – Householder Planning Application  
Erection of a single storey lean to extension to front and side,  
insertion of first floor window and alteration to driveway.  
**High Gables, School Meadow, Drinkstone, Bury St Edmunds**  
**IP30 9SW**

**No objection**

- 5.3 **Proposal: Cllr Elnaugh**  
**That the Clerk makes known the Council's comments on**  
**Planning Applications on this agenda to the Corporate**  
**Manager, Growth & Sustainable Planning at Mid Suffolk**  
**District Council.**

EO21.02.06 **Noted:**

That when public comment or questions were invited on any matter of Council business, there were none.

EO21.02.07 **Noted:**

- 7.1 To consider the following payments for authorisation:

	Description	£
7.1.1	ICO Registration	£40.00

**Resolved:**

**To authorise payments listed at 7.1 above.**

EO21.02.8 **Noted:**

That when any other Council business for information, to be noted or for inclusion on a future agenda was invited, the following:

- 8.1 The new defibrillator cabinet, kindly donated by J S Plumbing, was now installed at the village hall. Cllr Schofield noted that the parish council should establish and record who would be checking the defibrillator, and thanked J S Plumbing for their kind donation.
- 8.2 The Clerk noted receipt of a Decision notice for DC/20/05790, which had been granted. Drinkstone Parish Council had raised no objections.

EO21.02.09 **Noted:**

That the scheduled date for the next ordinary meeting would be Monday 1<sup>st</sup> March beginning at 8:00pm via Zoom:

<https://us02web.zoom.us/j/82448012772?pwd=dXdCZTZtMFhaOGxFREZpLzU0d1RPUT09>

Meeting ID: 824 4801 2772

Passcode: 378859

EO.21.02.09 **Noted:** Close of meeting. 8:26pm.

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