

MINUTES OF THE WOOLPIT PARISH COUNCIL MEETING HELD ON MONDAY  
1 APRIL 2019 AT 7.30 P.M. IN WOOLPIT INSTITUTE

**Present:** Mr Guyler (Chairman), Mr Hardiman, Mr Wheatley, Mrs Ewans, Dr Geake, Mrs Cook, Mr Howard, Mrs Jenkins and 9 members of the public.

**Public comment:** a resident felt an additional pinch point was needed in Green Road next to Vine Cottage to slow down traffic before the proposed pinch point further down Green Road.

Concerns were expressed by several residents regarding the current proposal and drawing for the pinch point between Drinkstone Road and Mill Lane. Bollards outside Model Cottage could be knocked down, tapering of the footway by Mullions is more hazardous to pedestrians and would force wheelchairs and buggies into the road, vehicles would be closer to buildings, surface water issues, signage not clear.

A resident expressed concern regarding the issues of a breach of planning in Sharpes Row and a new planning application on the site.

County Cllr Storey advised that the 2019 Suffolk Walking Festival launches on 11 May 2019. Suffolk Record Office has been awarded Archive Service Accreditation.

The opening hours for recycling centres in Suffolk will change from the beginning of April. All 11 of Suffolk County Council's centres will be open from 9am to 5pm every day including Sundays and Bank Holidays (except Wednesdays) from Monday 1 April to September and until 7pm on Thursdays May to August. Suffolk Day is returning for its third year on 21 June. This year's OVO Energy Women's Tour Grand Depart in Suffolk will take place between Beccles and Stowmarket on 10 June.

1. **Apologies for absence** were received from Mrs Drury.

2. **To receive declarations of interest**

Mr Howard declared a prejudicial interest in item 10 as he has expressed an interest in purchasing it in the past. Mr Howard duly signed the interest book.

3. **To approve minutes of the meeting 4 March 2019**

The minutes were approved and signed.

4. **Planning – to consider current applications and receive MSDC decisions.**

**19/01248** Outline application (access to be considered) Erection of 1 dwelling and associated annexe and outbuildings (following demolition of existing building/ retention of workshop approved under appl 4996/16) utilising existing vehicular access. Land to the east of Sharpes Row – object. While the development is adjacent to a cluster of dwellings it would extend the built form without forming a logical natural extension of the existing cluster resulting in overdevelopment that is not integrated to the cluster or have a positive contribution to social cohesion or the character of the local area. It is considered that the proposal would be overly intrusive into the existing open, undeveloped character of the landscape. It is considered that the wider benefits to housing provision do not outweigh the harmful impacts described above. The site is accessed along a narrow unmade track. Any vehicles that meet would not be able to pass and one would have to reverse onto Heath Road which is on a bend and is already a dangerous junction. A cycle path crosses the road at this junction. There would be a detrimental effect on the amenity of residents by means of safety, traffic generation and nuisance. Appl 4996/16 was granted as a three year temporary permission on this site for change of use of agricultural land and building to siting, storage, service and maintenance and repair of vehicles. This permission was personal to a named person only and shall not enure to the land as the development permitted is contrary to the general policy of the LPA. Nothing here will change as this use will still continue under application 19/01248. Application 4996/16 approval conditions for this land state: *The permitted use shall only operate between the hours of 08:00 and 20:00.* This is being flouted regularly resulting in a loss of amenity for near

neighbours and a detrimental effect on the character of the area. *No more than 10 vehicles shall be stored on the site in connection with the hereby approved use.* It is believed that there are regularly more than this. *The use hereby permitted shall not include commercial activity and/or sales being carried out from the site.* It is alleged that a recovery vehicle with a mobile phone number emblazoned on the back of the cab is in regular use to and from the site at hours outside of permitted time restrictions and for commercial gain. Creation of a dwelling additional to the existing buildings would lead to a further increase in general traffic to the site and legitimise the use of inappropriate vehicles in Sharpes Row during the night. Woolpit Parish Council believes this is still inappropriate development in the countryside.

The Clerk was asked to take up the breach of conditions of application 4996/16 with Planning Enforcement. *Action: the Clerk*

**19/00550** Erection of B1 commercial building for use in association with new Suffolk Lowland Search and Rescue Base. Stag Café site, A14 slip road. MSDC decision – permission granted.

**19/00763** Notification of works to trees in Conservation Area – fell 1 Ash. Churchgate House, The Street – permission granted.

**19/00225** O/L appl (all matters reserved) Erection of 1 dwelling. Corern, Rattlesden Road. MSDC decision – permission refused outside the settlement boundary and would intrude into the countryside, not sustainable.

**19/00035** Erection of double garage. Conversion of existing garage to additional accommodation (following demolition of exiting conservatory). 21 Briar Hill. MSDC decision – permission granted.

**18/04293** Discharge of Conditions Application for DC/18/01279- Condition 8 (Programme of Archaeological Work), Condition 9 (Site Investigation and Post Investigation Assessment), Condition 10 (Construction Environmental Management Plan), Condition 15 (Farmland Bird Mitigation Strategy) and Condition 18 (Biodiversity Enhancement Strategy) Land At Lawn Farm Warren. MSDC decision – conditions satisfied.

**18/04409** Discharge of Conditions Application for DC/18/01279- Condition 23 for Full (Construction Surface Water Management Plan) and Condition 27 for Outline (Construction Surface Water Management Plan). Land At Lawn Farm Warren Lane. MSDC decision – refused.

**19/00102** Discharge of Conditions Application for 2112/16 allowed under Appeal Reference APP/W3520/W/18/3194926 - Condition 3 (Archaeology) (Partial discharge of parts a, b, c, d, e and f only). Land Off Green Road Green Road MSDC decision – acceptable.

**19/00221** Discharge of Conditions Application for DC/18/01660 - Condition 3 (Materials) and Condition 7 (Hard and Soft Landscaping). Land At Rear Of Orlanda Juniper And The Cottage The Heath. MSDC decision – satisfied.

**19/00835** Non Material Amendment Application for DC/18/02731 - Removal of side window and roof light with the addition of 2 roof lights. 2 Briar Hill. MSDC decision – approved.

##### **5. To consider the design of the highways scheme for the pinch point in The Street due to the development in Green Road and take any necessary action.**

After discussion it was agreed to send the following comments to MSDC Planning:

- Kerbing adjacent to Model Cottage is unacceptable as it will join the house above damp proof course level.
- Bollards adjacent to Model Cottage must be at least 600mm from the house wall so as not to damage the concrete tanking installed against the wall (tanking was installed to prevent water permeating the wall).
- Posts adjacent to Model Cottage should not be concrete but black steel in keeping with the conservation area and the adjacent listed building.

- It will be impossible for a car to exit the driveway of Model Cottage into The Street because of the narrowing of the road caused by the wider footpath opposite.
- Suggestion from owners of Model Cottage re surface water drainage: the road surface has, over the years, accreted to the point where the damp proof course of Model Cottage is seriously compromised and the air bricks have had to be sealed off to prevent the ingress of water into the sub-floor. Were the road surface to be lowered some six inches, whilst retaining its present profile, then this problem would be rectified and the pavement height simultaneously restored.
- there is no provision for Green Road and Drinkstone Road surface water drainage to replace the existing gully eliminated by pavement widening. Surface water from Green Road and Drinkstone Road must now drain directly into the reduced road width, resulting in likely flooding of the road, adjacent land and properties.
- A comprehensive survey of the area, particularly around Model Cottage, and a subsequent high level technical design are required before any scheme is agreed
- WPC wishes to see the mitigation scheme withdrawn due to the harm that will be caused and the small numbers of additional pedestrians who will use the footpath through the pinch point. *Action: the Clerk*

## 6. Clerk's Report

**MSDC land supply** – the position review has quoted 5.06 years housing land supply.

**Missing 30 mph repeaters Drinkstone Road** – to be replaced by SCC in 14 days.

**Three 30 mph signs between The Grange and Priory Cottage** – all are at an angle and will be rectified by SCC.

**Benches in memory of Ian Lomax for Steeles Road garden** – a donation has been received but awaiting permission from MSDC to site in the garden.

## 7. To receive correspondence/communications and deal with any matters.

**East of England Co-op** response to our letter regarding changes to opening hours advising that they are awaiting a response from the Local Authority to ensure that E of E Co-op do not breach any planning or local agreements. The hours will remain unchanged in the immediate future. **Resident** concerns that the far end of Warren Lane is outside the Settlement Boundary within the NP. This will be passed to the NPSG as a comment to the pre-submission consultation. **The following items have been circulated to Cllrs: Woolpit Room** quiz Friday 24 May. **Rural Services Network** Rural Bulletin 5, 12, 19, 26 March, Rural Funding Digest March. **SALC** e-bulletin 1, 15 March, Mid Suffolk South Area Forum 21 March. **SCC** drainage improvements scheme Heath Road road closure 9-23 April. **Police** Stowmarket SNT newsletter March. **UK Power Networks** storm Gareth preparation. **MSDC** notification of scheduled removal of dead trees, rear of Horsefair, second advance notice of new CIL bid round 3 1-31 May, BMSDC Joint Area Parking Plan. Healthwatch Suffolk item for magazine.

## 8. To approve accounts for payment.

Suffolk County Council £245.47 pension payment, Laura Bayly £44.00 Millennium Garden March, SALC £31.20 planning workshop Mrs Ewans, Suffolk County Council £2589.21 street lighting April 2018-March 2019, Premier Printing £593.40 Neighbourhood Planning summary brochure and response form, Mrs P Branham £105.96 editing April/May Diary, Mrs P Fuller £1740.35 Overtime pay 2018, expenses January-March, Mr K Harknett £71.58 litter picking March, HM Revenue & Customs £1057.79 Tax & N/I January-March, Gipping Press £223.12 April/May Diary, Suffolk Accident Rescue Service £500.00 grant. All accounts were agreed and cheques issued. Payments made by Standing Order V Mayhew £167.53 March salary, P Fuller £748.04 March salary

**9. To receive an update on the Neighbourhood Plan.**

The pre-submission consultation period ends 19 April and then comments received will be incorporated into the plan before submission.

**10. To discuss the future of the ride-on mower following the for sale advert and take any necessary action**

Three people have viewed the mower but no one has purchased it. This matter was deferred to the next meeting.

**11. To consider a quote from Suffolk County Council to replace G39 units and all night units with LED units and take any necessary action.**

Unit 22 may be moved/removed during the development of land in Green Road therefore Cllr Guylar proposed that a revised quote should be requested removing unit 22 from the List. This was seconded and approved.

*Action: the Clerk*

**12. To consider a replacement printer for the Clerk's office and take any necessary action.**

The printer is sending a message to say the drip tray is full but it cannot be removed. The Clerk asked that as the printer is 8 years old and to save on the purchase of ink cartridges that a colour laser printer with scanner and photocopier is purchased. This was agreed up to a maximum cost of £300.00.

*Action: the Clerk*

**13. To consider producing a Parish Infrastructure Investment Plan (PIIP) for CIL payments and take any necessary action.**

Mr Guylar is to prepare a CIL report for April 2018-March 2019 for consideration at the next meeting. This will need to be approved and sent to MSDC. A PIIP is optional and contains plans of what we would like to use CIL money for now and in the future. As the Neighbourhood Plan is likely to identify and suggest projects it was agreed to await this information before preparing a PIIP.

*Action: Mr Guylar*

**14. To receive a report on the allotments, discuss a community orchard and take any necessary action.**

A further half plot has been rented leaving a half available. There has been no contact from Mr Peart regarding the Community Orchard and therefore this is unlikely to go any further. Cllrs will need to consider what to do with the end land.

**15. To receive a report from the Litter Picker.**

Thanks for getting sign and sandbags removed from Elmswell Road.

**16. To receive a report from the Village Hall and Playing Field Committee.**

Finances are reasonable with the quiz raising £1848.35. Bookings remain steady. Due to a cancellation which is likely to cost the Village Hall £1500.00 in lost revenue, the committee are looking into a cancellation policy. The Playingfield Committee have chosen Proludic for the new play equipment which will be all metal. The overall cost of the project is approx. £85,000.00.

**17. Date and time of the next Parish Council meeting – Tuesday 14 May 2019 at 7.30 p.m. in Woolpit Institute. Noted.**

The meeting closed at 9.34 p.m.

Signed.....

Dated.....