

BOTESDALE PARISH COUNCIL

Minutes of the meeting held Monday 6 March 2017
Botesdale Village Hall

Present: Cllr John Abraham
Cllr Ernie Baxter
Cllr William Sargeant (Chairman)

Cllr Desmond Bavington-Lowe
Cllr Ken Liddle
Cllr Caroline Stratford

District Councillor Derek Osborne
Parish Clerk – Leeann Jackson-Eve
15 Members of the Public

7.30pm The Chairman welcomed those present and opened the meeting.

1. **Apologies for absence:** Cllr Mike Bishop
2. **Casual Vacancies:** None.
3. **To confirm the Minutes of the Meeting held 6 February 2017.** The minutes of the Meeting, circulated prior to the meeting, were agreed and signed.
4. **Members Declarations of Interests and Dispensations:** Cllr Sargeant declared an interest in item 6.1.1 as he lived in one of the houses directly adjoining the site.
5. **Public Forum:** 7.33pm *RESOLVED, with all agreed, to adjourn the meeting for the public forum. Cllr Osborne reported that the MSDC budget had been set and there would be a 5p per week increase to Council Tax for Band D properties. He had spoken to the postmaster at Stanton Post Office who had expressed interest in running a mobile post office in Botesdale or Rickinghall if a location could be found. Peter Beck, the Neighbourhood Watch Coordinator, reported that he was no longer receiving information from the police about local incidents and had to rely on residents reporting to him. He had written to the Police Commissioner, Tim Passmore, to express his dissatisfaction. Phil Cobbold and Paul Scarlett, the agent and architect for Burgess Homes, presented the outline proposals for 40 dwellings at the corner of Back Hills and the B1113. MSDC's Core Strategy had designated Botesdale and Rickinghall a Key Service Centre suitable for growth of an estimated 75 houses. However, MSDC did not have the 5-year housing supply required by government so its own planning policies no longer applied and the National Planning Policy Framework must be followed. The NPPF stipulated that development must be deemed appropriate unless the potential harm outweighed the benefit. The agents stated that there were multiple benefits of the development including 13 affordable homes (1-3 bedroom properties), more support for local services, improvements to the footpath links on site, new woodland and open space amenity areas, an area of land to be donated to the school/pre-school and a Community Infrastructure Levy of around £250k (15% to the Parish Council) to improve related infrastructure. The houses would be traditional Suffolk style and would be single storey nearest the adjoining properties along Diss Road to minimise their impact. Tree and hedge planting would give a soft edge to the scheme. Finally, the agents stated that the access provided the required visibility splays and recorded speeds were within the acceptable range for the location. Several members of the public spoke about their concerns, the majority of which related to the effect on local services including the health centre, school and drainage system. It was explained that these were constraints which would require improvement but were not sufficient reason to say no to development. There were further complaints about the effect on already strained parking in the village. The main concern was the location of the access which it was felt would add to an already dangerous section of the B1113, just past the beginning of the 30mph zone and between two bends. The Chairman reconvened the meeting at 7.46pm.*
6. **Planning:**
 - 6.1 **Planning Applications:**
 - 6.1.1 **Land at Back Hills, Botesdale.** Ref. 0460/17. Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary

school. *Cllr Sargeant left the meeting during the discussion of this item.* During the public forum, councillors had noted that the Strategic Housing Land Availability Assessment (SHLAA) in May 2016 had assessed the estimated yield at this site as 20 dwellings and the proposal doubled that. It was also noted that the details of the application would be determined in a subsequent application but if approved, the access would be fixed at its proposed location, thus limiting the scope for changing the layout of the development. Councillors generally accepted the principle of development on the site. However, they expressed significant concern about the location of the access and the usefulness of a speed survey conducted out of term time. There was considerable anecdotal evidence of difficulties exiting Back Hills and there was every reason to think this would also apply to a new access with the proximity of the national speed limit zone. Nothing in the application addressed these existing problems and there were no proposals to mitigate the impact of a second access on that stretch, such as extending the 30mph zone. It was not accepted that there would be few additional vehicle movements through the village via Back Hills and Diss Road and this assertion ran counter to the claim that additional residents would support local services. Public transport links were misrepresented as they were not sufficient to limit these movements. There was a question over the area of land proposed to give to the school/pre-school as it was already on a long lease to the pre-school. Finally, councillors expressed dismay that there had been no opportunity to discuss the proposals in advance of an application. It was therefore RESOLVED, with four for and one against, to object to the application on the basis that there was insufficient evidence that the access location was viable and would not add to existing problems exiting Back Hills.

6.1.2 **Land at Common Road, Botesdale.** Ref. 0038/17. Erection of 2 agricultural buildings, machinery storage building and residential dwelling in association with cattle breeding business. It was noted that there was a statement justifying the need to monitor animals out of working hours. It was RESOLVED, with all in favour, to have no objection.

6.1.3 **Greyhound Inn, The Street, Botesdale.** Ref.0575/17. Erection of a single storey detached outbuilding for use as a distillery. It was noted that this was the same proposal approved in 2012, with a slight change of use. It was RESOLVED, with all in favour, to support the application.

6.2 **Notice of Intent to prune/remove tree(s) in the Conservation Area:** None.

6.3 **Notification of Planning Decisions by Mid Suffolk DC:** None.

6.4 **Neighbourhood Plan:** It was RESOLVED, with all in favour

- to give formal approval for the drafting of the Botesdale and Rickinghall Neighbourhood Plan (NP) under the leadership of the Steering Group (SG) elected by the community (as the Neighbourhood Forum) on 30 January 2017;
- to give formal consent to Rickinghall PC taking the position of lead parish council as required by the Town and Country Planning Act 1990 when a neighbourhood plan covers more than one administrative area;
- to commit funding of up to £1,500 to the production of the NP to be paid to and administered by Rickinghall PC;
- to agree that Rickinghall PC will apply for any grant funding needed for the production of the NP and administer that funding;
- that the Clerk would take on an administrative role as a non-voting member of the SG as requested by the SG;
- that any hours worked by the Clerk towards the NP are noted separately and paid as extra hours by Rickinghall PC from funds earmarked for the NP;
- that the (attached) application for the designated area of the NP would be submitted to MSDC.

7. **Progress Reports:**

7.1 **Chairman:** The Chairman had attended a planning workshop with useful sessions on neighbourhood plans. It was noted that Planning Aid England could assist in the production of the plans.

7.2 **Clerk:** None.

8. Correspondence:

- 8.1 **BVHMC:** It was noted that the AGM of Botesdale VH on Monday, 24 April at 7.30pm. Cllr Baxter would continue to represent the PC on the Committee.
- 8.2 **Citizens Advice:** The PC received the information about the Surviving Winter project which offered vulnerable older individuals help with paying for winter fuel. The information would go in the parish magazine.
- 8.3 **St Botolphs Friends:** The request was agreed for use of the Market Place for annual plant sale on Saturday, 22 April between 10am and 12pm and the annual garage sale trail on Saturday, 13 May between 9am and 12pm.

9. General Items:

- 9.1 **Traffic Restriction Order:** The PC RESOLVED, with all in favour, to accept the quote of £6,284.73 for double-yellow lines at the Co-op and Garden House Lane, Rickinghall and The Drift, Botesdale, cost to be shared by both PCs (1/3 by Botesdale with one of the three sites - £2,094.91).
- 9.2 **Vehicle Activated Sign:** The post site application forms had been submitted to SCC and the VAS had been ordered. The PC thanked Cllr Fleming for £700 from her Locality budget towards the cost of the VAS. It was noted that the bank transfer would be arranged by Rickinghall PC and a payment of half the amount would be made to RPC at the April meeting.
- 9.3 **Play Area:** It was noted that the new play equipment would be due for delivery on 13 April and installation would cost £625.
- 9.4 **Internal Auditor:** It was RESOLVED, with all in favour, to appoint LCPAS as internal auditor for the year-end accounts.
- 9.5 **Internal Audit Review:** Cllr Sargeant had carried out the review based on the internal controls checklist provided by the Suffolk Association of Local Councils, and had signed off on them. It was RESOLVED, with all in favour, to accept the review.
- 9.6 **Transparency Fund:** It was RESOLVED, with all in favour, to submit a second application to the Fund for the £50 cost of the website with OneSuffolk.

10. Finance

- 10.1 **Account Balance:** £ 30,484.58
- Income:** £ 700.00 Locality Budget Grant for VAS
£ 280.00 MSDC Cleansing Grant 3rd quarter
- 10.2 **Accounts for Payment:**
- | | | |
|------------------------|----------|--------------------------------|
| L Jackson-Eve | £ 504.79 | Sal/Exps Feb 17 |
| T Gaddis | £ 122.55 | Street Cln/Play Area Mar 17 |
| Suffolk County Council | £ 952.33 | Street Lt Maint/Energy 2016-17 |
- RESOLVED, with all agreed, to approve payment of the accounts above.

11. Councillors Reports:

- **Assets:** Although the bus shelter was the responsibility of SCC, it was agreed that Cllr Bavington-Lowe would get a quote for cleaning it.
- **Play Area:** It was agreed to ask T Gaddis to remove the tree which had fallen on the roadside fence.
- **SALC:** There would be an area meeting in two weeks' time.
- **Village Hall:** The annual report had been approved and it had been agreed that booking fees would not be increased.

12. **Highways Issues:** The Clerk reported that MSDC could still not provide a date for further investigation of the hole at the Blue Orchid.

13. **Welcome Pack:** One to Cllr Sargeant.

14. **Matters to be brought to the attention of the Council:** None.

15. **Next Meeting:** 3 April 2017 at 6.30pm for Annual Parish Meeting

The Chairman closed the meeting at 9.30pm.