

RICKINGHALL PARISH COUNCIL

Minutes of the Meeting held Thursday 5 October 2017

Main Hall, Rickinghall Village Hall

Present: Cllr Gillian Crossley-Holland Cllr Rosemary Jones
Cllr Nic Joubert Cllr William Maskell
Cllr Geoff Short Cllr Sally Smith

Parish Clerk – Leeann Jackson-Eve
District Cllr Derek Osborne
22 Members of the public

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

1. **Apologies for absence:** Cllrs Robin Brown, Dominic Ebert and Nick Free.
2. **To confirm the minutes of the Meeting held on 7 September 2017:** The minutes of the meetings were agreed and signed.
3. **Magazine Input:** Cllr Jones.
4. **Members Declarations of Interest and Dispensations:** None.
5. **Public Forum:** Attendance was good with the majority present to object to planning applications regarding change the use of the former newsagent and post office to a hot food take-away. It was noted that the MSDC Planning department had already received 43 objections. There were several objections including misleading information in the application, the unsuitability of converting a grade II Listed building for this purpose, noise pollution and traffic congestion, the present existence and adequacy of other food and take-away services in the immediate vicinity, and the absence of parking for staff let alone customers. Furthermore, the necessary major upgrading of electric and water supplies, inadequate provision against fire risk in the proposals and the considerable inconvenience to any nearby residents were noted. In addition, it was stated that, being a linear village, traffic would come from either end and there was nowhere to turn around. District Cllr Osborne was asked for the planning to be debated at committee and he agreed to ask County Cllr Fleming (who was also a District Cllr) to support this request. A site visit by the planning committee was also requested.
Peter Beck, Neighbourhood Watch Co-ordinator, said that since the cutbacks in the police funding, he had no information to report, but asked that people who experienced incidents of crime to get in touch with him directly.
District Cllr Osborne reported that the Mid Suffolk offices were going to move to Endeavour House in Ipswich very shortly. People would be able to meet face to face with council officers in Stowmarket.
6. **Planning:**
 - 6.1 **Planning Applications:**
 - 6.1.1 **The Newsagent, Bell Hill Cottage.** Ref. DC/17/04483. Planning Application - Part change of use to form A5 hot food takeaway with extraction equipment and flue. Considering the comments in the Public Forum, councillors generally felt that the application was misleading in a deliberate attempt to downplay the impact and exaggerate the potential for trade at that location, particularly by referring to Botesdale and Rickinghall as a "town" and the location of the shop a "retail centre". The proposals did not meet the standards for providing parking and manoeuvring of vehicles; noise and fumes from the extraction system, risk of fire, noise from customers and the inevitable increase in litter would significantly reduce the amenity and privacy of nearby residents and would erode the character of the surrounding area; no case was made for the loss of the Post Office, which was against policy for the retention of local services; there were concerns about the negative impact on public health of an additional fast food takeaway; and a new takeaway would have an adverse effect on the vitality and viability of the village in that it was likely to result in loss of trade for existing businesses. The application neglected consideration of any benefits of the proposal and provided no evidence of any enhancements to the local character. However, the adverse impact was

clear and it was therefore, RESOLVED, with all in favour, to object to the application.

6.1.2 **The Newsagent, Bell Hill Cottage.** Ref. DC/17/04484. Listed Building Application - Insertion of internal extraction equipment with external flue, internal sound proofing and fire-proofing partitions and new internal door. The PC agreed that the heritage statement provided with the Listed building application was very minimal and it was felt that the impact on the fabric of the building, the fire risk and the extraction system were all given only superficial consideration. There was particular concern about the construction of a modern galvanised steel flue on the roof of the grade II Listed building. The part of the building in question was prominent in views of the Listed building from the east along The Street where it formed a group with other historic buildings showing consistent use of traditional tiled roofs and brick chimneys. The proposed metal flue would contrast with this and detract from the character of the building. As such it would harm the historic significance of the Listed building and Conservation Area. The Parish Council therefore RESOLVED, with all in favour, to object to the application.

6.2 **Notice of Intent works to tree(s) in the Conservation Area:**

6.2.1 **Park Lodge, Rectory Hill.** Ref. DC/17/04733. Application for works to tree protected by Tree Preservation Order TPO ES83/T5 - Dead head, cut/back/re-shaping. It was RESOLVED, with all in favour, to have no objection.

6.3 **Notification of Planning Decisions by Mid Suffolk DC:**

6.3.1 **White Horse Cottage, The Street.** Ref. DC/17/03950. Planning Application - Erection of a dwelling and removal of section of garden wall attached to listed barn. Planning Permission GRANTED.

6.3.2 **White Horse Cottage, The Street.** Ref. DC/17/03951. Application for Listed Building Consent - Erection of a dwelling and removal of section of garden wall attached to listed barn. Listed Building Consent GRANTED.

6.4 **Neighbourhood Plan:** The Steering Group was still gathering evidence to form the basis for the Plan. A consultant would be starting a Landscape Appraisal this month and the Steering Group had received a full grant for this. The Steering Group would also be attending a meeting with the District Council on 18 October to discuss how the Neighbourhood Plan fitted in with the Local Plan consultation.

6.5 **Local Plan Consultation:** Cllrs Short and Joubert volunteered to sit on a group, along with representatives of Botesdale Parish Council and the Neighbourhood Plan Steering Group, to formulate a response.

7. **Progress Reports:**

7.1 **Chairman:** The Chairman had cleaned a local road sign after a complaint.

7.2 **Clerk:** None.

8. **Correspondence:**

8.1 **Town & Country Planning Assoc (TCPA):** The PC noted the Raynsford Review of Planning which had been set up to identify how the Government could reform the English planning system to make it fairer and capable of producing quality outcomes, while encouraging the production of new homes. The Chairman agreed to draft a comment which related to community input into planning matters.

8.2 **SALC:** The PC noted the information about the Government precept consultation.

8.3 **Rickinghall Village Hall:** It was noted that the outside toilet had been vandalised beyond the state at which it was reasonable to ask any of the village hall volunteers to clean it. It was unpleasant to use and the water function was minimal and in need of repair. It was currently locked as it was not suitable for use. The PC considered whether there were any options to prevent abuse of the facilities but felt that it would become a money pit if taken on by the parish council. It was also thought that most people wouldn't expect that kind of facility in a village. It was agreed not to take it on and it was noted that it would be kept locked for the foreseeable future.

8.4 **Mill Lane Allotments:** The PC considered the request to allocate allotment funds towards an eco-toilet, i.e. a "trench arch" system. It was RESOLVED, with all in favour, to contribute up to £1,000 subject to receipt of a quote for costs. District

Cllr Osborne also pledged £400 towards the project and this, and any other grant funding secured, would be subtracted from the total costs to determine the PC's contribution.

9. **General Items:**

- 9.1 **Review and Update of Council Documents:** The PC reviewed the Standing Orders and added a Protocol for Reporting at Meetings. The PC also reviewed the Financial Regulations and agreed to increase the emergency spending powers of the Clerk to £1,000. With those amendments it was RESOLVED, with all agreed, to accept the revised Standing Orders and Financial Regulations, copies of which would go on the website.
- 9.2 **Vehicle Activated Sign:** Tim Gaddis had agreed to be responsible for moving it and collecting the speeding data from it. This would be published in due course on the website. It was RESOLVED, with all in favour, to pay his regular hourly rate for the work. The Clerk would also look into whether additional posts could be added further down Bury Road (toward the bypass) and on Hinderclay Road.
- 9.3 **Remembrance Day Event:** Cllr Brown would be asked whether he could represent the PC again this year.
- 9.4 **Meeting Dates 2018:** The dates for 2018 would be 4 Jan; 1 Feb; 1 Mar; 5 Apr; 3 May; 7 Jun; 5 Jul; 2 Aug (Planning only); 6 Sep; 11 Oct; 1 Nov; 6 Dec. The October meeting would be a week later due to the Clerk's holiday.

10. **Finance:**

10.1	Account Balance:	£47,943.52	
	Income:	£ 4,950.00	Groundwork Grant NH Plan
		£10,194.99	MSDC Precept 2 nd half

10.2 **Accounts for Payment:**

L Jackson-Eve (£859.22)	£ 629.43	Sal/Exps Sept 17
	£ 229.79	Additional Hours/Exp (NH Plan)
T Gaddis	£ 143.32	St Clean Oct 17
HMRC	£ 622.86	PAYE for LJE (2 nd qtr)
Peter Frizzell	£ 90.00	Grass cut at Low Meadow
Royal British Legion	£ 20.00	Remembrance Day Wreath
Suffolk County Council	£ 4,172.67	TRO (Yellow Lines) - Co-op/GHL

RESOLVED, with all agreed, to approve payment of the accounts above.

- 10.3 **Budget:** The PC noted the 2nd Quarter report. The 2018-19 budget setting would start in November.

11. **Highways Issues:** The Clerk would report trees/shrubbery obscuring visibility at the junction of Bury Road and the A143.

12. **Welcome Pack:** None.

13. **Councillors' Reports:**

- **Barwoods:** Low Meadow had been cut and a Northfield Wood working party had received some help from allotment holders.
- **Local Charities:** The next meeting was on 11 October.
- **Tree Warden:** Advice was given on ash dieback – don't do anything as the fungus lives in the leaf stalks and, as it depends on the tree for nourishment, it won't kill the tree.
- **Parish Liaison:** The next meeting was on 9 November in Stowmarket.
- **Street Lighting:** The light between the church gate and the bus shelter was out.

14. **Items for the next meeting:** The Clerk would write to the Suffolk Preservation Trust asking them to clear the verge at the corner of Garden House Lane and The Street.

15. **Next Meeting:** 2 November 2017

The Chairman closed the meeting at 9.10pm.