

RICKINGHALL PARISH COUNCIL

Minutes of the Meeting held Thursday 3 November 2016

Main Hall, Rickinghall Village Hall

Present: Cllr Robin Brown
Cllr Dominic Ebert
Cllr Geoff Short

Cllr Gillian Crossley-Holland
Cllr Rosemary Jones
Cllr Sally Smith

Parish Clerk – Leeann Jackson-Eve
District Cllr Derek Osborne
County Cllr Jessica Fleming
36 Members of the public

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

1. **Apologies for absence:** None.
2. **Casual Vacancies in the Office of Parish Councillor:** None.
3. **To confirm the minutes of the Meeting held on 6 October 2016:** The minutes of the meetings were agreed and signed.
4. **Magazine Input:** Cllr Ebert.
5. **Members Declarations of Interest and Dispensations:** Cllr Ebert declared an interest in item 7.1.1 as he lived in Ryders Way, directly adjoining the site.
6. **Public Forum:** 7.34pm RESOLVED, with all in favour, to adjourn the meeting for the public forum. *Cllr Fleming reported that there had been complaints about the schedule changes for the 304 Diss/Bury bus service and she would welcome any further comments. The Highways Operational Plan consultation was underway and anyone could comment on the highway maintenance service. Norfolk County Council would vote on devolution on 7 November, MSDC on 21 November and SCC on 23 November. Cllr Osborne reported that there was a new Joint Chief Executive of Mid Suffolk/Babergh DC, Arthur Charvonia. The meeting was well-attended by a number of Garden House Lane residents who spoke about the Greenacres application. There were some significant objections. These included the dramatic change the additional traffic and noise would have on what was presently a quiet lane and the general change the development would have on the rural feel of that end of the Lane; the strain on infrastructure including the school, health centre and shops in the village; concerns about run-off from additional hard-standing which would be added to a drainage system which frequently overflowed; pedestrian safety as there was no continuous footway leading to The Street; and difficulties accessing onto The Street exacerbated by the additional traffic on Garden House Lane. A number of people brought up fears that the footpath adjoining the site would become a muddy alleyway as the proposed hedging would block out light and encroach on the footway, becoming an ongoing maintenance problem. There was a specific concern from the owner about the effect on Garden House, the Listed Building opposite the site, and from owners of properties affected by the widening of the Lane. Finally, as the site and the proposed houses were higher than nos 4 – 18 (even) Ryders Way which backed onto the site, there were major concerns from those residents about overlooking, loss of light and loss of security as well as potentially damaging run-off into their gardens.* The Chairman reconvened the meeting at 8.45pm.
7. **Planning:**
 - 7.1 **Planning Applications:** None.
 - 7.1.1 **Land adj Greenacres, Garden House Lane, Rickinghall.** Ref. 3858/16. Application for Outline Planning Permission for residential development of up to 42 new dwellings, supporting infrastructure and Access (Highway & pedestrian). (Appearance, Landscaping, Layout & Scale being the subject of a further Reserved Matters application). *Cllr Ebert left the meeting during the discussion of this item.* The Parish Council RESOLVED, with all in favour, to object to the application due to five main concerns: 1) The application contained insufficient

evidence that the additional traffic would not cause significant difficulties on the narrow lane and at the already problematic junction with The Street. The Street was particularly narrow at that junction and a recent Traffic Survey in the village had highlighted it as a top concern. This was downplayed in the application and the availability of alternative forms of transport to mitigate the problem was exaggerated. 2) There was no continuous footway along Garden House Lane through to Ryders Way, a safety risk that would only increase with the proposed additional traffic. 3) The close proximity of the trees bordering the new site to the public footpath would result in a narrow, damp, lightless tunnel affecting the quality and the security of the public right of way. It would be an improvement to have an open "buffer zone" between the footpath and any development on site. 4) The application contained an unconvincing assessment of the effect further hard-standing would have on surface drainage in an area prone to flooding down the Lane and into The Street in heavy rain. 5) There was little consideration for the effect on nos 4 – 18 (even) Ryders Way. The proposed site was higher than the houses backing onto it and there were understandable concerns about overlooking, loss of light from the new houses and tree barrier and loss of security as the footpath would become an enclosed alleyway. There was also a concern about water run-off into their gardens. The Parish Council further commented that fears about adequate capacity at the school and health centre needed to be addressed by the relevant authorities regardless of the result of this application. Finally, the PC noted that the application appeared to leave access open to a further development behind the site, something the PC would almost certainly oppose.

7.2 **Notice of Intent works to tree(s) in the Conservation Area:** None.

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

8. **Progress Reports:**

8.1 **Chairman:** None.

8.2 **Clerk:** The Clerk reported that the Village Hall had purchased a defibrillator and wanted to advertise its presence throughout the village. It was agreed to allow a notice in the bus shelter and on the post of the notice board at The Chestnuts. It had been determined that the road within the Village Hall car park was probably the responsibility of MSDC. The Clerk was waiting for confirmation.

9. **Correspondence:**

9.1 **SCC:** The PC RESOLVED, with all in favour, to replace street light no. 54 on Rectory Hill at a cost of £1,086.73 + VAT.

9.2 **Citizens Advice Bureau:** The request for funding would be taken in May.

9.3 **SCC:** The Highways Matters newsletter was noted.

9.4 **Parochial Church Council:** The amount would be agreed during the budget discussion.

10. **General Items:**

10.1 **Magazine Rota for 2017:** The rota for 2017 was agreed.

10.2 **Meeting Dates for 2017:** These were agreed as follows - 5 Jan; 2 Feb; 2 Mar; 6 Apr; 4 May; 1 Jun; 6 Jul; 3 Aug (Planning only); 7 Sep; 5 Oct; 2 Nov; 7 Dec.

10.3 **Traffic Issues:** The new double-yellow lines proposal had gone out for quote.

11. **Finance:**

11.1	Account Balance:	£32,336.80	
	Income:	£ 1.84	Credit Interest
		£ 374.40	MSDC – Street Sweep Grant

11.2 **Accounts for Payment:**

L Jackson-Eve	£ 648.39	Sal/Exps Oct 16
T Gaddis	£ 320.05	St Clean/Wherry Land Cut Nov 16
Community Action Suffolk	£ 50.00	Web Hosting – 1 Year
CC Trees	£ 180.00	Remove dying birch

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

11.3 **Budget 2017/18:** It was RESOLVED, with all in favour, to set a BUDGET of £22,420 for the year 2016/17 and to retain earmarked funds of £20,860 making a total fund of £43,280. It was RESOLVED, with all in favour, to request a PRECEPT of £20,390 from the District Council. This would result in an overall 8.2% rise on the amount received in 2016/17.

12. **Highways Issues:** None.

13. **Councillors' Reports:**

- **Allotments:** It was noted that Ian Davidson was the new Chairman of the Allotments Management Committee.
- **Barwoods:** The footpath in Northfield Wood was now a dead end following the closure of the permissive path. Barwoods would look into whether this needed to be made into a circular path.
- **Parish Assets:** Micklewood Green was in good condition although the sign need to be cleaned.
- **Public Rights of Way:** The footpath next to Low Meadow was very overgrown.
- **Parish Liaison:** The next meeting was on 10 November and the Chairman had booked a place. Cllr Brown might also attend.

14. **Items for the next meeting:** None.

15. **Next Meeting:** 1 December 2016

The Chairman closed the meeting at 9.30pm.