

RICKINGHALL PARISH COUNCIL

Minutes of the Meeting held Thursday 2 March 2017
Main Hall, Rickinghall Village Hall

Present: Cllr Robin Brown
Cllr Geoff Short

Cllr Rosemary Jones
Cllr Sally Smith

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

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

1. **Apologies for absence:** Cllrs Gillian Crossley-Holland and Dominic Ebert.
2. **Casual Vacancies in the Office of Parish Councillor:** None.
3. **To confirm the minutes of the Meeting held on 2 February 2017:** The minutes of the meetings were agreed and signed.
4. **Magazine Input:** Cllr Short.
5. **Members Declarations of Interest and Dispensations:** None.
6. **Public Forum:** 7.36pm RESOLVED, with all in favour, 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. Members of the public spoke about the application at Chenderit and deemed it too much development in addition to the sites already applied for on Garden House Lane. Lorries regularly ran into difficulties due to the narrow lane, parked cars and no turning place, and it was clear that building works would only add to the chaos. The proposals were felt to be overdevelopment on the site, the density was not in keeping with the surrounding detached houses, the two stories overlooked and overshadowed its single storey neighbours, and the parking was inadequate for four houses as well as being badly laid out. Members of the public also spoke about Stone Cottage and said that although there was no objection to the extension, the outbuilding was out of scale to its surroundings and would have a negative effect on the special landscape area. Finally, a member of the public reported that residents of Garden House Lane had been notified about changes to the Greenacres application. A number of new documents had been submitted and were available on the website. The PC would look into this and determine whether it would have the opportunity to comment on the revised proposals.* The Chairman reconvened the meeting at 7.44pm.
7. **Planning:**
 - 7.1 **Planning Applications:**
 - 7.1.1 **Chenderit, Garden House Lane, Rickinghall.** Ref. 0276/17. Erection of 2 pairs of semi detached two storey dwellings following demolition of existing dwelling and garage. The PC noted the objections from the public forum and agreed that further development in Garden House Lane would be unfortunate. However, the application would have to be considered on its own merits. It was accepted that the design itself was unobjectionable and houses of that size were needed in Rickinghall. On another site, it would have been acceptable. However, the site was not large and it was agreed that it could not hold four dwellings without feeling overdeveloped. The height required to provide sufficient accommodation led to overlooking and loss of privacy to its neighbours and its scale and density were out of keeping with the surroundings. In addition, there was not enough parking for four dwellings in a road which already had traffic problems caused by parking on the narrow road. The parking area was on a steep slope, badly laid out and, with

no room to turn, possibly unusable. For these reasons the PC RESOLVED, with all in favour, to object to the application.

- 7.1.2 **Stone Cottage, The Street, Rickinghall.** Ref. 0304/17. Conversion and extension of garage to form holiday accommodation + annexe, erection of outbuilding and installation of vehicle hardstanding. It was noted that this was similar to a previous application which had been rejected due to lack of information about the outbuilding. Considering the current application, there was no objection to the conversion and extension of the garage. However, the outbuilding, at almost 6m tall, was considered to be overly prominent in the rural landscape, sited as it was at the bottom of the property, adjacent to a Special Landscape Area. Furthermore, the scale of the building and its effect on the character and appearance of the Conservation Area would cause harm with no apparent public benefit. It was therefore RESOLVED, with all in favour, to object to the application. Additionally, the PC questioned whether this part of the application would require change of use from what appeared to be agricultural land.
- 7.1.3 **Beaumont Cottage, The Street, Rickinghall.** Ref. 0553/17. Erection of single storey rear extension, double garage and re-painting of render and woodwork. The extension was single storey and in keeping with similar extensions to that row of houses. The garage was also single storey and sited where there was already parking, with no change to the access arrangements. It was therefore RESOLVED, with all in favour, to have no objection to the application.
- 7.1.4 **Beaumont Cottage, The Street, Rickinghall.** Ref. 0554/17. Erection of single storey rear extension, double garage and re-painting of render and woodwork. LBC. It was RESOLVED, with all in favour, to have no objection to the application.

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

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

- 7.3.1 **The Tudor House, Bury Road, Rickinghall.** Ref. 4893/16. Severance of garden and erection of a two storey detached dwelling. Planning Permission REFUSED.

7.4 **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 (the Neighbourhood Forum) on 30 January 2017;
- to take 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 and to request match funding from Botesdale PC;
- to apply for any grant funding needed for the production of the NP as determined by the SG and signed on behalf of the PC by the Clerk;
- to delegate authority to Cllr Brown and the Clerk to approve expenditure of up to £200 for administrative costs such as printing, distribution, training and related expenses, to be detailed at the following meeting of the PC;
- 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 would be noted separately and paid as extra hours by the Parish Council from funds earmarked for the NP;
- that the application for the designated area of the NP (map attached) should be submitted to MSDC;
- that the SG would be authorised to interview and hire a consultant to provide expert advice and support during the production of the NP to be paid for out of funds earmarked for the NP and secured by grant, subject to formal approval of its choice at the following meeting of the PC.

8. **Progress Reports:**

- 8.1 **Chairman:** None.
8.2 **Clerk:** None.

9. **Correspondence:**

9.1 **B Clark:** The PC noted the suggestion about refurbishing the mile marker opposite Brook House, Bury Road and would find out who was responsible for it before considering action.

10. **General Items:**

10.1 **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 (2/3 by Rickinghall with two of the three sites - £4,189.82).

10.2 **Vehicle Activated Sign:** The post site application forms had been submitted to SCC. The PC thanked Cllr Fleming for £700 from her Locality budget towards the cost of the VAS. It was RESOLVED, with all in favour, to sign the bank transfer request to make payment in advance for the equipment.

10.3 **Internal Auditor:** It was RESOLVED, with all in favour, to appoint the Local Council Public Advisory Service as internal auditor for the year-end accounts.

10.4 **Internal Audit Review:** The Finance Working Party 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.

10.5 **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.

11. **Finance:**

11.1 **Account Balance:** £25,583.93
Income: £ 374.40 MSDC Cleansing Grant 3rd quarter

11.2 **Accounts for Payment:**

L Jackson-Eve	£ 629.92	Sal/Exps Feb 17
T Gaddis	£ 140.05	St Clean Mar 17
SCC	£ 768.04	Street Light Maint/Energy 2016-17

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

12. **Highways Issues:** Hinderclay Road - the 30mph sign on the left side exiting the village had come off its post.

13. **Councillors' Reports:**

- **Allotments:** It was noted that Cllrs Brown and Jones would be meeting members of the allotments committee to discuss a path connecting Wherry Lane and the allotments.
- **Street Lighting:** The two lights out on Rectory Hill had been reported for some time. The one nearest Bury Road was fixed and waiting for power to be restored.

14. **Items for the next meeting:** Emergency Plan – the Clerk would report on any workshops which became available. The Chairman would follow up on District Cllr Osborne's information about a mobile post office.

15. **Next Meeting:** 6 April 2017 with Annual Parish Meeting at 7.15pm

The Chairman closed the meeting at 8.58pm.