

**MINUTES OF A MEETING HELD ON 7TH FEBRUARY 2006
OF GLEMSFORD PARISH COUNCIL**

- | | | | |
|------------|---------------|---|---|
| 192 | Present | Anna Watkinson
Lucy Knox
Howard Lay
John Suttle
Rex Thake | Len Young
Neil Gurr
Howard Boone
Lisa Lord |
| 193 | In attendance | Sara Sunderland
Richard Kemp | |
| 194 | Apologies | Cllr. Parmenter | |

Cllr. Young was not present and no apologies were received.
There were nine members of the public in attendance.

195 Local Plan

Mike Hammond informed the meeting that the local plan consisted of land that will be allocated in future and policies that govern the development of that land. Often it will contain allocated sites that will be developed on five years into the future.

The current plan had been running for three years, and in that time had gone through consultations and through talks to communities. The plan was governed by the government and each part of the country has to take fair share of the growth etc. Babergh had taken the view that they wish to see the Babergh district broadly as an area of low growth. The Government inspector had then looked at all the papers and all the objections received, and has now issued his report, which is now what has been released for consultation. Babergh hoped that the plan would be adopted by July. The good news is that the elected members gave affordable housing a high priority and this should be the number one issue and inspector agreed that a third of the development should consist of affordable housing. In developments of over 15 properties a third should be built by developer and also be affordable homes.

The inspector had approved the policies to protect employment sites in villages. Babergh are constantly faced with change of use applications and are keen to protect the sites so that the jobs do not just disappear. The Inspector supported policies that seeked to protect local village facilities. If for example there was only one public house in a village and a planning application was put forward, there are certain restraints that Babergh can place on it if a change of use is proposed.

The Inspector backed 90% of the cases. In four sites he did make amendments, one of which was Glemsford.

Mr. Cook explained that different changes were affecting the village at this time. At the time of the public consultation in 2001 well over 100 sites came forward which included the site on Crownfield Road. The Parish Council then gave their views. Whoever makes objections then has the right to follow it through to the local plan enquiry. It can be debated in person or by submitting written evidence. The Inspector then considers all the objections before formulating a report.

The site at the top of Crownfield road is around 1.8 hectares of land in an area which is about 4.5 acres. The site is regenerated a lot naturally with trees and undergrowth so some would be appropriate to keep for screening, and it is anticipated to have half a hectare of public open space, a new footpath access to link it with the centre of the village, and also highways improvements. Babergh did not quite agree with it so put their evidence and in this case the Inspector went with the objector.

Glemsford is the second largest village in Babergh with a population of over 8,000, second only to Melford and is a sustainable location for further development. It is not suitable on the same scale as Sudbury, but is still a location where there can be further housing development. It was noted that development in the past had been trickling through at a very slow pace and nowhere near fast enough to make a dent on the housing needs. Residential permission was given on the site in 1971. Given the size and location it could make a good contribution to the housing needs that we have.

Changes which affect Glemsford - pieces of land within a village or abutting them are called areas of visual and or recreational amenity (RVAs). The Inspector supported objections to delete one of these within the boundary and also considered the issue on whether it was appropriate to have them outside the building envelope. He came to the conclusion that the RVAs should not be outside the building envelope.

Babergh were of the view that they wanted to take pro-active approach and that it should be plan led. There is now a formal six week consultation period starting 18th Jan and finishing on 1st March. Representations can be made on the forms provided. The plan would need to be adopted by July of this year and they invited people to make comments and give any input now.

Cllr Suttle expressed concerns about the storm drains being overloaded. These had caused problems in the past and had flooded houses in Chequers Lane and Silk Factory Row. If highway access is on Brook Street this will also cause major problems. He agreed with the proposal for houses and starter homes to be intermingled, but did not agree with starter homes being located in one position. Cllr. Watkinson confirmed that the sewerage system needed to be updated as it was outdated.

Mike Hammond stated that a third of the homes would be affordable housing, and within that third there could be a variety of four bedroomed or two bedroomed so it would be a mixed development.

Cllr. Gurr said this his main concerns were regarding the infrastructure - Brook Street is very narrow and access is very much one way. He also wondered whether one access road would be enough to serve the development. The road into the Crownfield estate has not been made up and adopted and if lorries are using it then there could only be more problems.

Cllr. Suttle stated that when the site was developed back in 70s there had been problems obtaining planning application, and when it was finally accepted the developers were capped on the amount of houses they would build per year which he thinks was approximately six houses, but this was the only way that they could get planning permission at the time. The infrastructure had not changed in years and Cllr. Watkinson expressed concerns that the doctors and school need to be looked into as they are already overcrowded.

Mr. Hammond stated that Babergh has to do housing needs survey as there was a demand for homes to rent, and a staggeringly high percentage of people that could not access a mortgage. Some of the houses would be available to rent and would be let through a housing association or maybe shared ownership. If approved on the local plan the developer would have to demonstrate that they could provide affordable housing. Traditionally this has always been provided through a housing association.

Cllr Lay asked that if this site was given permission in 1971, why was it not included in the initial plan in 2001. Mr. Cook stated that planning permission would probably have lapsed. Circumstances might have changed in the meantime, and sites have to be included that we are confident will come forward in the plan period as there has to be reasonable expectation that the site will be developed within the tenure of the plan.

Cllr. Thake stated that under no circumstances should there be piecemeal applications and he would object in the highest terms UNLESS it was considered as a whole development.

The Council would meet on Friday 17th February at 7pm to discuss this matter further.

196 Police Matters

The telephone kiosk had been broken into on Hunts Hill.

There had been a number of diesel thefts from Drakards on Low street recently. The owner was now taking steps to make it less of a target. There had also been diesel thefts from Angel Lane. The police think the perpetrator has good local knowledge and was coming through Fern Hill and up past the sewerage works.

PC Mullett had met that afternoon with library staff, Liz Steele, governors from the school and members of the youth offending team together with the Babergh ASBO officer. Members of the Parish Council will be invited to any future meetings. Letters will be sent to parents of the children causing problems at the Library and will be followed up with a visit.

197 Minutes

The Minutes of the meeting held on 10th January 2006, having previously been circulated, were approved and signed.

PROPOSED: Cllr. Gurr

SECONDED: Cllr. Lay

198 Public Question Time

John Slater asked if the local plan had ever been released to the public before and was advised that it had been three years ago.

Bob Richardson reported that there were still bogus callers in the area so warned people to be on their guard.

199 Suffolk County Councillors Report

Cllr. Kemp reported a 4.8% council tax increase.

A cheque was presented to the parish council from the Locality Grant for the sum of £3,500.

200 District Councillors' Reports

The Local plan had been causing problems at Cornard too.

Cllr. Thake reported a council tax increase of 2.7%.

201 Clerks Report

The Clerk had written to Stoke by Clare and expressed interest in their proposals for A1092.

The Clerk had written to Record and asked them to inspect the skateboard equipment. They had sent an email stating that it was not economically viable to repair it but she would now ascertain quotations for making it safe and obtain another quote to re-erect it. She would also write to Mr. Mitchell and ask under whose instruction did he chop the bottoms off and ask if it could be welded.

Kevin Verlander had inspected the footpath on First Avenue and Windmill Row but did not feel there was any problem with the vehicles parked there.

Drain Doctor had attended the Village Hall as the toilets had been blocked by sanitary ware.

Mr. Laflin had called the Clerk to inform her that he was experiencing an increase to vandalism to his property on Low Street.

A letter had been received from the WI asking if some bulbs could be planted on Tye Green. It was agreed that this would be acceptable.

PROPOSED: Cllr. Knox

SECONDED: Cllr. Watkinson

202 Financial Matters**Account Status**

Income	1179.62
Expenditure	3143.20
Cash in hand	45426.28
Petty Cash	255.24
Youth Facilities Park	131.25
High Interest	72157.07

Payments received

Burials	511.50
Village hall groups	376.00
Bookings	20.00

Payments made out of Council

Crawford Hedge cutting	326.65
Viking Direct	86.86
Industrial Supplies	29.67
Viking	51.77
Viking	55.14
Drain Doctor	246.16

Accounts to be paid

Asset Management	150.00
Inland revenue	229.60

Any other financial matters

An estimate had been received from Wiles for the pathway on the cemetery. The Clerk would write to Michael Collins and ask if there was any stipulation of the type of path to be sited then would contact Wiles to do the necessary work.

PROPOSED: Cllr. Knox**SECONDED: Cllr. Lay****203 Planning Matters****New Applications**

B/06/00019/FHA/GP Hollydon, Drapery Common
Erection of single-storey rear extension.

Agreed to recommend this application for approval.

PROPOSED: Cllr. Lay**SECONDED: Cllr. Gurr**

B/06/00005/FHA/RM 102 Kings Road
Erection of a rear conservatory.

Agreed to recommend this application for approval.

PROPOSED: Cllr. Gurr**SECONDED: Cllr. Lay**

B/05/00545/FUL/GP Plot 1, Scossels
Erection of detached two-storey dwelling with attached garage.

Agreed to recommend this Application for approval.

PROPOSED: Cllr. Knox**SECONDED: Cllr. Gurr**

B/05/02052/FUL/DB Slaters Building, Egremont Street
Change of use from office to administration and control room for private vehicle hire operator and retention of aerial.

Agreed to recommend this Application for objection due to the impact on the surrounding area, that the site is in a conservation area, too many cars, vehicle access, and no parking spaces. No offsite parking should also be cited.

PROPOSED: Cllr. Gurr**SECONDED: Cllr. Knox**

Applications Granted

B/05/01956/FUL/GP Bus Shelter, Broadway
Construction of a bus layby.

B/05/01901/LBC/RM Oxdown Barn, Duffs Hill
Application for Listed Building Consent – Erection of front boundary flint wall
(following removal of timber fence).

204 Correspondence

A letter had been received from Babergh District Council regarding meetings with Parish Councils. The next for our area would be held on 2nd October 2006.

205 Village Hall/Community Centre

Horizon would be meeting with Christine Thurlow on 15th February and Cllr. Boone hoped to have a verbal report for the meeting on 17th February.

206 Any other matters

The Clerk would contact Michael Collins about Penneys Shop as it was causing some concern now.

There being no other business, the meeting closed at 9.30pm

Next meetings 17th February and 14th March

Approved

Date