

# **RATTLEDEN PARISH COUNCIL**

**Members of the Council:** are hereby summoned to an **Ordinary Meeting of the Parish Council which will be held in the Village Hall on Tuesday 17 September 2019 at 7.30pm** for the purpose of transacting the business below.

**Members of the Public:** are very welcome to attend and may address the Council under item five on the agenda.

**Reporting on Meetings:** Except where members of the public are excluded due to the confidential nature of the business being considered, any person may film, photograph, audio record or use social media to report on Council meetings. Any person intending to report in this way is asked to notify the Clerk or Chairman before the start of the meeting to enable reasonable facilities to be afforded.

## **AGENDA**

1. To receive any apologies for absence.
2. **To receive, from Members, any declarations of interest in items on the agenda in accordance with the Council's Code of Conduct.**
3. **To approve the minutes of the Ordinary Meeting of the Parish Council held on 30 July 2019.**
4. **To receive a report from the County and District Councillor.**
5. **To invite public questions or comment on any matter on this agenda.**
6. **Planning:**
  - 6.1 To consider any applications received including:  
DC/19/03840 land east of Rising Sun Hill - approval of reserved matters (following grant of outline planning application DC/18/00229) - erection of 22 dwellings (including 8 affordable homes); and  
DC/19/04173 land adjacent to 12 and 13 St Nicholas Close - variation of Condition 2 (Approved Plans and Documents) on planning permission DC/19/02138 - erection of six dwellings.
  - 6.2 To note any applications considered the deadlines for which were ahead of this meeting and for which an extension for comments was not possible including:  
DC/19/03802 Hall Cottage, High Street - rebuild boundary walls and resurface driveway - Council had no objection.
  - 6.3 To note any planning applications granted/refused including:  
DC/19/03223 1A Top Road - erection of single-storey extension with roof lantern (following removal of existing conservatory), erection of first floor extension and insertion of two dormer windows and erection of front porch extension.
  - 6.4 To consider the "Babergh and Mid Suffolk Draft Joint Local Plan: Preferred Options" consultation, the draft updated Council response and to take action as appropriate.

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7. **Finance:**

- 7.1 To receive the Clerk's financial report.
- 7.2 To authorise payments as presented and to note income received.
- 7.3 To consider a request for further funding towards planting at Cemetery Green.

8. **Working Group Reports:**

- 8.1 Housing Development
- 8.2 Finance and Development

9. **Council Governance:**

- 9.1 To consider any new legislation, codes or regulatory issues and to take action as appropriate.
- 9.2 To determine if any Council decisions or actions impact upon its risk register, policies and/or internal controls.

10. **Correspondence:**

To consider the list of correspondence received and to take action as appropriate.

11. **Matters to be brought to the attention of the Council either for information or for inclusion on the agenda of a future Ordinary Meeting.**

12. **Next Meeting:**

To note that the next Ordinary Meeting of the Parish Council is scheduled for Tuesday 29 October in the Village Hall beginning at 7.30pm.



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**Agenda Item 6.4: Babergh and Mid Suffolk Joint Local Plan**

Further to the invitation to comment as part of the consultation process on the draft Plan Cllr Brooke, who drafted the first Council response in 2017, has kindly reviewed the latest publication and offered the following for consideration as the updated response from the Parish Council:

## **BABERGH & MID SUFFOLK JOINT LOCAL PLAN**

### **Babergh and Mid-Suffolk Joint Local Plan: Final Consultation Document Rattlesden Parish Council Response (September 2019)**

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Rattlesden Parish Council welcomes the opportunity to make a final response to the consultation document.

#### **Settlement Hierarchy**

Rattlesden Parish Council broadly agrees with the principle of ranking settlements and would accept being designated a Hinterland village. It has only limited key services - one convenience store/post office, primary school and a bus stop. It has a village hall, two public houses and a recreation ground. Broadband speeds are very variable.

#### **Housing**

Rattlesden Parish Council accepts that the focus of development should be Market Towns, Urban Areas and Core Villages.

In terms of housing delivery, Rattlesden Parish Council recognises that some new housing will be needed in Hinterland villages but future development should be limited. Any such developments should not cause undue harm to the character and appearance of the existing properties, minimise the impact on the rural heritage of Suffolk villages and should not consolidate settlements or result in ribbon development.

There have been a number of developments in Rattlesden over the last few years, and further ones risk placing undue strain on the village infrastructure, in particular through increased road traffic and the very real risk of serious flooding. The Joint Local Plan recognises, in particular, that any such developments need to be high quality and designed sympathetically to the rural surroundings; protect hedgerows and tree-lines; and, most importantly for a village such as Rattlesden, that the cumulative impact of the proposals will be a major consideration in terms of whether or not the development will be permitted. Regrettably this has not been the case in the past, where a series of developments have had a disproportionate effect on the village, particularly in terms of pressures on infrastructure. The Council is also concerned that developments to date have done little to provide for social/affordable housing and if there are any future proposals this factor must be addressed, in terms of both location and need.

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An important factor is that the roads infrastructure serving Rattlesden is very constricting and lorry movements in particular are resulting in structural damage to local infrastructure and buildings.

The increased levels of traffic seen in Rattlesden is a major concern for residents. The level of proposed development for neighbouring Woolpit, designated a Core village and a strategic development area, is also a matter for concern in terms of possible impact on neighbouring villages such as Rattlesden. The proposed level of housing development in Woolpit will place great strain on, amongst other things, the Woolpit Health Centre which serves many Rattlesden residents, and is already under great strain. It will therefore be essential that the Health Centre and associated parking is expanded urgently to meet what will be a significant demand in the future. The Joint Local Plan makes important reference to this need.

The earlier consultation referred to accommodation for gypsies and travellers and noted, an over-supply at present, which must inform general discussion on what is often a controversial set of issues. That said, it is not believed that this question has any impact on or relevance to Rattlesden.

## **Economic Needs**

We support the focus for economic development being at sites along the strategic transport corridors of the A12, A14 and the A140 and in the three Enterprise Zone designations.

It is also very telling that the earlier consultation document recognised that in 2015 there were 113.41 hectares of employment land available in Mid-Suffolk which is more than the forecast need. As such, the Council does not see the argument for identifying more land for commercial development. Whilst the Council recognises the need for flexibility, it believes that currently available land should have first call on usage before other land is considered, and should be protected accordingly, subject to context, environment and local impact. Any expansion or allocation of additional employment land should be on sites with good transport links and should have full Parish Council approval. This will be essential to minimise the impact of commercial traffic movements, especially lorries/HGVs, on the already inadequate road infrastructure in and around Rattlesden and, hence any sites for future economic development are best placed very close to main trunk roads. Rattlesden Parish Council would oppose any economic expansion where this would result directly in increased HGV activity in the village.

An important factor for supporting new business formation in villages such as Rattlesden, given its poor roads infrastructure and no development potential in terms of physical sites, is broadband\_speed. This is particularly variable in Rattlesden. Improvement in broadband speed is an important consideration in promoting business development, not least those businesses that operate from individuals' homes.

## **Biodiversity**

As a rural community, Rattlesden Parish Council supports the protection of designations, habitats and species.

## **Climate Change**

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On flood risk, the Council strongly supports the principle that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk; but where development is necessary making it safe without increasing flood risk elsewhere. Rattlesden and its environment are subject to periodic but often serious flooding, and there are significant drainage problems in a number of locations.

Development of appropriate renewable technologies must include the important proviso that consideration be given to the impact on the landscape in any given location. Therefore, the Council supports those options which best preserve the landscape.

It will be very important to include optimal water efficiency measures in any new build.

## **Landscape, Heritage and Design**

The Parish Council believes that measures to protect open spaces, such as playing fields and village greens, in villages such as Rattlesden are essential. In terms of protection of non-designated assets, the Council believes that where there are local heritage features, it is vitally important to protect and enhance those. Rattlesden is fortunate in that it has a number of such assets.

It is crucial that design should be in-keeping with the local character. This is particularly important in terms of ensuring that any new buildings/housing reflect the Suffolk vernacular. Past developments in Rattlesden have unfortunately resulted in styles and materials out-of-keeping with this approach. The visual disamenities created have significantly detracted from rather than complemented or added to the prevailing character of the designated Conservation Area.

## **Infrastructure**

The Parish Council supports the principles for 'Managing Infrastructure Provision' (set out on page 67 of the previous consultation document) and highlights some essential aspects below.

All new development should be supported by, and have good access to, all necessary infrastructure. Planning permission should only be granted if it can be demonstrated that there is or there will be sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development.

Development proposals must consider all of the infrastructure implications of a scheme including existing commitments to infrastructure provision and cumulative impacts if the proposal forms one of a number of growth projects in a locality; not just those on the site or its immediate vicinity.

Conditions or planning obligations will be needed to ensure that any new development meets these principles.

Any development in Rattlesden is severely limited by the infrastructure, particularly road access and periodic but significant flooding and drainage problems.

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Consequently, the Council sees no need to have a strategic infrastructure policy to manage infrastructure provision in the locality to supplement the National Planning Policy Framework (NPPF) addressing issues of cumulative growth and education provision.

A key issue is broadband coverage and speed which are very variable across Rattlesden.

On managing provision of education and healthcare the Council does not consider there is a need for a separate policy. The Parish Council supports the fact that Babergh and Mid Suffolk District Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new school and education facilities. It would like to emphasise the lack of capacity of the current primary school in the village for further growth and that any expansion in child education numbers is likely to lead to local children being sent out of the village with the attendant fracturing of the community.

## **Healthy Communities**

The Parish Council fully supports the need to protect community, recreation and sports facilities, and open spaces.

## **Functional Clusters**

Rattlesden has been included within the Stowmarket functional cluster. However, given that immediate neighbouring villages of Felsham, Drinkstone and Gedding are included within the Woolpit functional cluster, the Council believes very strongly that Rattlesden should also be included within the Woolpit cluster. ***[If his been overtaken by events I think we should delete it given what is being proposed for Woolpit]***

## **Settlement Boundaries**

The Council considers these to be appropriate for Rattlesden.

## **Potential Land for Development**

The Council supports the approach in the consultation document which does not identify any potential sites for development in Rattlesden or its environs.

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## Agenda Item 7.2: Payments and Income

**Councillors are recommended to authorise the following payments:**

To:	Reason	Payment (£s)	VAT (£s)	Total (£s)
Litter-Picker	Salary: September 2019 (19.33 hours @ £8.21)	158.70	N/A	158.70
Parish Clerk*	Salary: September 2019 (35 hours @ £13.15) Gross: £460.25 - Net £368.25 [PAYE: £92.00]	368.25	N/A	368.45
HMRC	PAYE (as above)	92.00	N/A	92.00
The Felsham Gardeners	Two grass-cuts at Rattlesden cemetery @ £200.00	400.00	0.00	400.00
The Felsham Gardeners	Cemetery hedge-cutting (first cut)	200.00	0.00	200.00
Mr Roger Heard	447th Bomb Group Memorial: grass-cutting (July and August)	124.00	0.00	124.00
Mr David Peachey	Materials for/installation of new dog and litter bins; and fitting of Cemetery sign and plaque.	165.82	0.00	165.82
Rattlesden Village Hall Committee**	Hire of the Village Hall (14.05.19, 28.05.19 and 25.06.19) @ £8.00	24.00	0.00	64.00
<b>TOTAL</b>		<b>£1,532.77</b>	<b>£0.00</b>	<b>£1,572.97</b>

Notes:

\*The extra £0.20 payable, as opposed to the amount otherwise due, is because of an error in August when £92.20 was estimated to be deducted for PAYE purposes but £92.00 proved to be the actual figure required by HMRC.

\*\*Cheque 001812 (14.05.19) for £40.00 refused by Lloyds Bank due to an apparent problem with the name of the Rattlesden Village Hall Management Committee. Accordingly, the cheque has been returned and the outstanding amount owed included with payment of the latest invoice.

**Councillors are asked to note the following income received:**

From:	Reason	Total (£s)
TSB	Business account interest (August)	11.51
TSB	Business account interest (September)	11.52
Mid Suffolk District Council	Recycling Grant (February-July)	241.74
Mid Suffolk District Council	Precept (part 2)	7,300.00
<b>TOTAL</b>		<b>£7,564.77</b>

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### **Agenda Item 9: Governance**

As part of the governance arrangements for the Council I have reviewed its two main working documents as follows:

#### **◆ Standing Orders**

I can confirm that these are fully up-to-date. No changes required.

#### **◆ Financial Regulations**

The National Association of Local Councils (NALC) has published updated model Financial Regulations. Given that the Council adopted these Regulations it is recommended that the relevant changes (below) are approved and duly applied to the Council Financial Regulations.

- *Restriction added to Regulation 11.1.a.ii - clarifying disapplication of contract regulations to legal professionals limited to those acting in disputes only - not general legal work;*
- *Update to limits under Public Contract Regulations - footnote to Regulation 11.1.b (the same figure being already included in Standing Orders); and*
- *Minor change to the heading of Regulation 12.*



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### **Agenda Item 10: Correspondence Received**

For more information on any item listed below (not otherwise circulated) or you require a copy of any correspondence then please do not hesitate to contact the Clerk.

<b>Item</b>	<b>From</b>	<b>Subject</b>	<b>Action</b>
1	Resident	Bulbs on Cemetery Green.	Forwarded to all councillors.
2	Resident	"Babergh and Mid Suffolk Draft Joint Local Plan: Preferred Options" consultation.	Reply sent.
3	Drinkstone Parish Council	Drinkstone Neighbourhood Plan pre-submission consultation.	Forwarded to all councillors.
4	Environment Agency	Information about a river inspection and survey by the Environment Agency.	Forwarded to all councillors; copied to affected resident.
5	Cllr Otton	Suffolk bus subsidy cuts - petition.	Forwarded to all councillors.
6	Resident	Damage to the bush shelter on Rising Sun Hill.	Forwarded to all councillors.
7	Cllr Otton	Removal of County Council bus subsidies.	Forwarded to all councillors.
8	Mid Suffolk District Council	Introduction of new Community Infrastructure Levy (CIL) regulations.	Noted and filed for future reference.
9	Mid Suffolk District Council	Joint Local Plan consultation.	Forwarded to all councillors.
10	The Sign Maker	Various regarding the damaged Cemetery plaque.	Cllr Jewers kept informed.
11	Resident	Complaint about material dropped by recycling collection operatives.	Noted. Actioned by Cllr Otton.
12	Cllr Otton	Following-up Cllr Goodlad concerns about surface issues in Lower Road.	Noted and filed for reference.
13	Mid Suffolk District Council	Confirmation that the District Council cannot finance the removal of County Council bus subsidies.	Forwarded to all councillors.
14	Resident	Speeding and safety concerns relating to Birds Green.	Forwarded to all councillors.
15	Cllr Otton	Response to concerns about potential surface issues in Lower Road.	Forwarded to all councillors.
16	Mid Suffolk District Council	Housing Land Supply Position Statement.	Forwarded to all councillors.

**NB: Circulars are not normally listed unless they have any possible relevance to the Council; likewise, correspondence which has been received which relates to**

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specific agenda items and has been circulated for those items, e.g. planning applications and decisions, and quotations for work.