

RATTLEDEN PARISH COUNCIL

Minutes of the Extraordinary Meeting of the full Council held on 10 December 2015 at 7.30pm in Rattlesden Village Hall

Present: Cllr Pauline Baker (Chairman), Cllr Kerry Burn,
Cllr Bridget Goodchild, Cllr Dan Jewers, Cllr Russell Morley
and Cllr Julie Rayner.

In Attendance: 11 members of the public; and
Parish Clerk: Doug Reed.

2015/103 Apologies for Absence

Accepted from Cllr Esther Jewson who was absent due to work commitments.

2015/104 Declarations of Interest

None. In response to a query from a member of the public each councillor confirmed that, in his/her personal capacity as a village resident, he/she had not submitted any comments to Mid Suffolk District Council about planning application 2960/15.

2015/105 Minutes of the Last Parish Council Meeting

It was proposed by Cllr Morley, seconded by Cllr Jewers, that the minutes of the Ordinary Meeting of the Parish Council, held on 10 November, be signed as a true record. The proposal was carried.

2015/106 The meeting was adjourned for public comment and questions:

Various matters were raised by residents in relation to planning application 2960/15 (minute 2015/107.1 refers). Concerns focused on the negative impact upon the Conservation Area and the visual disamenity that would ensue; the fact that any bridge might set a precedent for further such structures; that flooding issues might be exacerbated; and that road safety could be adversely affected given the proximity of "The Brewers Arms", the bottle bank and bus shelter. Some members of the public supported the application, maintaining that there would be no visual disamenity and that the proposed bridge would not result in the problems envisaged. The applicants, also in attendance, spoke to answer questions raised by both other residents and councillors. They noted, in particular, that the dwelling could not proceed without the creation of the access and that they had commissioned a flood risk assessment which showed that water-related problems would be able to be overcome or managed.

Meeting resumed:

2015/107 Planning

107.1 Applications:

2960/15 concerned Four Gates, Lower Road - erection of a one and a half storey detached dwelling; and creation of new vehicular access including construction of bridge. Having reviewed the application through the on-line planning facility hosted by Mid Suffolk District Council and having,

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previously, had the benefit of being addressed by the applicants (at a meeting earlier in the year) about the proposed development, councillors reviewed and discussed the matter in some depth. As a result, the Council resolved to object to the application. The objection was based upon concerns that the proposed development was in the heart of the Conservation Area whose character and appearance would be adversely affected should the application be granted; that the proposed building would be a visual disamenity given that the application would result in too large a dwelling for that part of the village; that a visually important open space would be negatively impacted; that there were serious safety concerns over the proposed access; that visibility for drivers would be a significant problem plus there would be attendant safety concerns affecting pedestrians; that the site would exit on to a layby which was in constant use and the additional vehicle movements, even if minimal, would still add to the current risks/difficulties; that the property was in a floodplain and that the risks of flooding would be exacerbated by the proposed bridge; that there were not insubstantial worries over the impact the development would have on the discharge of water from the site; and that the proposed bridge would cross designated common land for which the Parish Council was responsible and for which it had obligations to the village as a whole such that it could not reasonably grant access over that land.

107.2 Common Land: Having received advice about the ownership of common land in the village from Prettys Solicitors, through the Suffolk Association of Local Councils, it was resolved that the Council needed absolute legal confirmation that it owned such parcels of land in Rattlesden where no current ownership was known to exist. The Clerk was asked to obtain a formal quotation from the company for the work involved.

107.3 Planning Services, Mid Suffolk District Council: Further to the unsatisfactory communications and correspondence with Mid Suffolk District Council over planning application 2960/15 it was resolved that the Suffolk Association of Local Councils be approached for advice and guidance on how best to ensure that the Parish Council was properly consulted over planning matters and to ensure that its views were accorded due weight in deliberations.

2015/109 Village Shop: Christmas Tree

It was proposed by Cllr Baker, seconded by Cllr Jewers, that £50.00 be made available to purchase the Christmas Tree for the village. The proposal was carried.

2015/110 Matters to be Brought to the Attention of the Council

With on-going concerns about heavy vehicles and lorries causing problems in and around the Birds Green area, it was resolved that the Highways Engineer at Suffolk County Council be approached regarding the better management of traffic movements and, not least, improved signage to try to direct such vehicles away from the area.

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2015/111 Next Meeting

It was noted that the next Ordinary Meeting of the Council would be held on Tuesday 12 January at 7.30pm in Rattlesden Village Hall.

The meeting closed at 8.35pm.