

MINUTES of the Meeting of Stanton Parish Council held on 11 January 2018 at Stanton Community Village Hall at 7.00pm.

Website – <http://Stanton.suffolk.cloud>

Present: K McDonald (Chairman), F J Hart (Vice-Chairman), B Brown, J Mann, B Smithson, S Willcox, J Miller, L Morris, J Frizzell, N Chapman.

Also Present: County Cllr J Spicer, Borough Cllr J Thorndyke.

- 1. Apologies for absence accepted:** M Scowcroft.
- 2. The minutes of the previous meeting on 14 December 2017** were approved by Cllr Smithson and seconded by Cllr Brown
- 3. Public Forum:** Members of the British Legion attended to discuss the forthcoming celebration on November 11th 2018 of the end of World War 1. After discussions it was agreed that a working party would be set up to discuss how the event could be celebrated. Cllrs McDonald, Hart, Willcox, Smithson and Morris agreed to be part of the working party which will meet on Tuesday 23rd January with the British Legion for the first time to discuss ideas.

Cllr June Miller reported that this year was the centenary year of the WI (Women's Institute) and requested that the Parish Council write to congratulate them. All agreed and commented that it was a significant achievement. Clerk to deal.

The meeting was given a presentation by Nic Rumsey of PRC Architecture and Planning, Paul Sutton and Steve Crawford of Strutt and Parker.

The attendees gave a presentation of a document prepared on behalf of Property Recycling Group PLC as background information and analysis to support the preparation of a 'Concept Statement' and Masterplan to guide the future development of the site. This document considered the context of the site and local area and assessed the constraints and opportunities that could influence the development of a site situated at Shepherds Grove Stanton.

The presentation outlined the local road and public transport network, local services, heritage, planning policy, constraints, rationale for potential land use to include employment, community and residential and concluded that the site offers the opportunity to create a sustainable, mixed-use development comprising employment, commercial, residential and community uses, subject to satisfactory economic viability and the production of a viable masterplan.

The employment uses would complement existing adjacent areas at Shepherd's Grove East and Shepherd's Grove West, and include some higher profile commercial uses along the A143. The location also offered the opportunity for the creation of an attractive residential development with connections to the services and facilities available in Stanton (to the west) and Walsham-in-the-Willows (to the south).

While existing accesses into the site from the southeast and south-west could be improved to enhance connectivity with neighbouring settlements, a new roundabout with access into the site from the A143, in accordance with Local Plan policy, would provide access for HGV traffic to Shepherd's Grove West without having to go through the village of Stanton. The new road would also provide access to the potential new employment uses.

Nic Rumsey reported that the plan is to liaise with West Suffolk Planning dept to create a concept statement by the end of the year and asked for feedback comments within the next two to three weeks.

When questioned by Councillors in relation to the numbers of properties proposed the company suggested 400 - 500 houses but nothing has yet been decided.

The Chairman thanked the presenters for attending and deferred the matter for discussion during the planning agenda.

4. Report from:

- a. **S C Cllr J Spicer** gave an update on **The School transport consultation** in that she has had several meetings with Thurston CC and Ixworth Free School to try and find a way forward.

The consultation will run to Weds 28 February 2018 and all are encouraged to make comment on this. The change in policy will have a huge impact on both schools as there is not enough space at Ixworth to take all the Stanton and surrounding village children and it will mean job losses at Thurston so this would appear to be discriminating against rural areas in that there would no longer be a choice for many parents.

In addition, parents choosing to drive their children to Thurston would increase traffic in an already very busy period.

Grundle woody debris structure project is ongoing and awaiting the Engineers to identify a suitable area. CCllr Spicer will chase up Engineer Steven Halls

Highways Issues Will be having a meeting next week with Highways Officer Francesca Clarke. Cllr Miller asked that it be pointed out that the overgrowth on the hedgerows at Hepworth Road junction with the A143 is now very dangerous and in urgent need of cutting back.

- b. **B Cllr J Thorndyke – Bury Lane planning application** awaiting further details in respect of footpaths and access before the application can be considered so currently on hold.

The 'West Suffolk Council' is now considering boundary changes. Clerk has had email for feedback requests recently and this will be circulated. The Parish currently has 2200 on the electoral role and the limit is being suggested at 2000.

The next Parish Conference will be held at the Kedington Community Centre on the 22 January 2018.

5. **Clerk's Report:** There were no queries with the Clerks report outlining work carried out in the previous month. Chairman McDonald congratulated the Clerk on achieving the Cilca Qualification.

6. Statutory Business/Governance

- a. **Protocol on death of a Senior Royal** was adopted. Clerk to ensure that Church warden and flag supervisor are aware and have copies. Protocol to be published on web site and authority given for purchase of book of condolence for future use.
- b. **Review of Councillors Areas of responsibility** were reviewed and agreed

7. **Declarations of Interest:** There were no declarations of interest.

8. Matters for discussion:

- a. **Defibrillator Updates** Cllr Willcox reported that the first defibrillator has been purchased and when received will be given to the Doctors Surgery for installation on the outside wall. Training is on Friday 2 February at 1pm at the Village Hall. Clerk to circulate training dates and get volunteers.
- b. **Representative on Village Hall Committee** Councillor Chapman agreed to represent the Parish Council on the Village Hall Committee
- c. **Memorial Request – Mrs Valerie Green (William and Ruby Townsend)** The application was approved. Clerk to notify Hanchetts.
- d. **Clock Tower Repairs** The quotation of £478 plus VAT for necessary repairs to the Clock Tower mechanism was approved. Clerk to respond.
- e. **Lime Tree – Fordhams Close** Cllr Brown reported an overgrown tree which is hanging down and obstructing the pavement when in leaf. Clerk to notify County Council and request crown lifting works.

9. Correspondence from County and Borough Councils

- a. **Play Area Inspection Reports – December.** Clerk has emailed the playground inspector in relation to the adhoc stone/grind rail as to whether it is acceptable and is yet to hear back. It is not known who installed it so it may need to be removed.
- b. **Temporary Traffic Regulation Orders – new procedure noted.**

10. Financial

a. The payments and receipts were approved by Cllr Mann and seconded by Cllr Miller.

PAYMENTS	£GROSS	£VAT	£NET	WHAT FOR	EXP. POWER
First Responder	50.00		50.00	Section 137 Donation	LGA 1972, s137
Magpas	50.00		50.00	Section 137 Donation	LGA 1972, s137
Royal British Legion	50.00		50.00	Section 137 Donation	LGA 1972, s137
CAB	50.00		50.00	Section 137 Donation	LGA 1972, s137
Cooks Services	130.93		130.93	Repair to drop down bollard	Open spaces Act 1906, ss 9 and 10
East of England Amb	2406.00	401.00	2005.00	Defibrillator	LGA 1972 S111
Talk talk (Dec)	35.00	5.83	29.17	Monthly internet and phone charges	LGA 1972 S150
Anglian Water	4.00		4.00	Water charges pumping station	LGA 1972 S111
Anglian Water	207.94		207.94	Water charges toilets (Quarterly)	Public Health Act 1936, s87
HMRC	294.20		294.20	PAYE Quarter 3	LGA 1972 S150
Mr Kenneth Brown	487.50		487.50	Street Cleaner salary	LGA 1972 S111
Mrs Joy Hart	398.90		398.90	Clerk Salary	LGA 1972 S150
RECEIPTS					
Bank interest	2.99			Donations	
A E Thurlow	165.00			Burial	
A E Thurlow	54.00			Ashes Interment	

a. New Applications received

DC/17/2603/VAR | Planning Application - Variation of Condition 2 of DC/16/0032/FUL to enable replacement of drawing P4 (plot 6) for 17/254-025 to allow for the creation of proposed residential development of 9 no. new dwellings and associated access and parking | Rose And Crown Bury Road Stanton IP31 2BZ

RESPONSE There are no objections to this variation

DC/17/2624/FUL | Hybrid Planning Application (i) Full Planning Application for demolition of the existing structures and (ii) Outline Planning Application (Means of Access and Scale to be considered) for up to 9no. dwellings with access and associated infrastructure | Tripp Batt The Foundry Old Bury Road Stanton Bury St Edmunds Suffolk IP31 2BT

RESPONSE Council would wish to retain the mature trees currently at the front of Tripp Batt and we have already been in touch with the tree officer in October to apply for tree preservation orders in anticipation of the site being redeveloped.

The plans indicate an area 'Grass frontage area laid with grass crete block for future access'. Council would wish to be reassured that no further development would take place in the garden of the adjacent property.

The plans would appear to offer good quality housing and therefore there will be no objections to the scheme as outlined taking into consideration the above observations.

Additionally, Councillors asked that a letter be sent to the planning officer to request that a Section 106 contribution is considered from this development towards the Social infrastructure of the Village. The contribution to be used towards the improvement and expansion of outdoor space for sport and recreation at the Recreation Ground, Old Bury Road, Stanton and towards future management and maintenance of the area.

b. Previous applications decided

Reference	Address	PCC decision	St Eds decision	Decision date
DC17-0978-VAR	Rose and Crown Bury Road	Support	Approved	14/12/17
DC17-1402-VAR	Rose and Crown Bury Road	Support	Withdrawn	20/12/17
DC17-2196-FUL	Mentor House Chare Road	Support	Approved	04/01/18
DC17-2222-HH	Mirambeena, Duke Street	Support	Approved	14/12/17

- c. **Other Planning issues** The following has received some correspondence from a resident but the Parish Council has not been informed of its existence -

DC/17/2556/PMBPA | Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2015- (i) Change of use of agricultural building to dwelling house (Class C3) to create 1 dwelling (ii) associated operational development. | Barn At Former Duke Street Nursery Duke Street Stanton Bury St Edmunds Suffolk IP31 2AB.

BCllr Thorndyke commented that as this was a prior approval application there was very little consultation with interested parties which is why the Council had not received it for comment. After discussion Councillors had no objections in respect of the change of use.

Shepherds Grove Site After discussion, Councillors had a number of concerns in respect of the provision of medical services for an increased population if the proposal was up to 500 new homes. Also, the roads infra structure, school places and leisure and retail opportunities. However, it was agreed that the plan needed to be considered in more detail once the Concept statement had been confirmed which would give an opportunity for a public meeting. Clerk to respond to PRC to that effect

11. Correspondence and items for noting:

- a. **Thurston Community College re Proposed changes to School buses** covered by CCllr Spicers report
- b. **Buckingham Palace Garden Party Invitation** Noted. No nominations.
- c. **Acknowledgement of £50 donation – First Responders** Noted
- d. **The Local Councillor Issue 3 2017** Noted and has been circulated
- e. **Facebook Message – Mr Smith re Parking outside Doctors, The Chase** Noted. Clerk to speak with Practise Manager to ask contractor erecting the porta cabin to make good as thus has been caused by the contractors vehicles.
- f. **Mr S Cady re DC/17/2556 above** Noted but as this was a prior approval application there is very little consultation and Parish Council has not been asked to comment as the building will occupy the same footprint. Mr Cady has submitted his own comments.
- g. **Mr Blompied and Mr Summers re Bury Lane Pot holes** Councillors discussed the general state of the village roads and pot holes in a significant number of roads in the Village. Clerk to report on line as usual and email Highways liaison officer direct in respect of Bury Lane and Fordhams Close.

The meeting concluded at 9.12pm

Minutes agreed as correctK McDonald (Chairman)