

DALHAM PARISH COUNCIL**Minutes of the meeting held on Thursday 21st November 2019**

Councillors present: John Riddell (Chairman), Rachael Padman, David Fitch and Claire McDonagh

Also present: Joanne Kirk (Clerk), District Councillor Mike Chester and Lauren Gibson Green from Strutt and Parker

Open Forum

Lauren Gibson Green spoke about the planning application for Fritz Grain Store. The new store will be behind the existing building so no more visible than the old store which has been removed. The designated access route is through Desninghall Farmyard. The drivers will be told to use the designated access route. The total number of traffic movements will not increase but will be spread out more throughout the year. The movements should be during working hours. If anything, there should be a reduction in the number of vehicles using the farm track off The Street.

The following questions were asked:

- Would the Estate be able to put a notice up at the entrance to the farm track asking drivers to use the designated route? Lauren Gibson Green agreed to pass this request on to the Dalham Estate.
- A question was asked about noise as the current fans can be heard in the village. West Suffolk Council has raised some queries about the noise, but Lauren Gibson Green explained that modern fans have to be a lot quieter. She agreed to pass the issue of noise from the fans back to the Dalham Estate.
- Concern was raised about the speed of beet lorries coming through the village.
- Concern was also raised about beet lorries blocking Denham Road. Lauren Gibson Green explained that the lorries would be coming from the sugar beet factory in Bury St Edmunds but agreed to feed this back to the Dalham Estate.

Lauren Gibson Green explained that the Dalham Estate has been put into a Woodland Management Plan. A lot of planting will take place to create new woodland. Trees taken out will be replaced with new trees. Some horse chestnuts will be taken out and replaced with lime trees as the horse chestnuts have got canker.

A question was asked about the old footpath sign and whether it could be returned to its former location near the chestnut avenue leading up to the church. The clerk agreed to email some photos to Lauren Gibson Green along details of where it could be positioned.

1. Acceptance of apologies for absence

Apologies were received from Isobel Aylott and Jackie Bolton. County Councillor Robin Millar also sent his apologies.

2. District Councillor's Report

District Councillor Mike Chester spoke about the following:

- He thanked those who attended and contributed to the four public meetings hosted by the Rural Task Force (RTF). A draft report from the RTF will be presented to the West Suffolk District Council Cabinet on November 12th. More consultations are planned for November, these remaining meetings will conclude the work of the RTF with the final recommendations going to Cabinet in January 2020.
- West Suffolk Council is consulting on its Strategic Housing Land and Economic Availability Assessment (SHELAA). The final SHELAA will be published in late 2019.
- West Suffolk Council is also carrying out a Sustainable Settlements Review. The draft Sustainable Settlements Study will be published in early 2020 alongside the Issues and Options West Suffolk Local Plan.
- A planning application to transform the former Cornhill Post Office in Bury St Edmunds town centre has been passed by the Development Control Committee. The plans will turn 17-18 Cornhill into 12 flats, two commercial units and widen Market Thoroughfare. Much of the existing structure would be demolished but the historic facade retained.
- County Lines drug dealers are targeting West Suffolk. The term County Lines refers to the mobile phone lines used in the illegal trade of drugs.
- West Suffolk Council's list of building acquisitions is increasing with a diverse portfolio intended to create sustainable income enabling less reliance on Government funding.
- The Mildenhall Hub opening late 2020 will include a new school, children's centre, new leisure facilities, a health centre, facilities for Suffolk Police, West Suffolk Council and Suffolk County Council, as well as a library, job centre and Citizen's Advice centre.

- Newmarket Leisure Centre is undergoing a major facelift, due to be completed by Christmas, this £1.8 million investment will make the building fit for the 21st century.

3. County Councillor's Report

No report was received as Robin Millar is involved in campaigning as a candidate for the forthcoming General Election.

4. Declaration of Interest in items on the agenda and dispensation requests

John Riddell declared a pecuniary interest in item 9b on the agenda, planning application DC/19/2151/TCA as he is the applicant.

5. Approval of minutes of the meeting held on Thursday 3rd October 2019

It was resolved that the minutes were correct. The chairman then signed them.

6. Update on list of actions agreed at the last meeting

There were two outstanding councillor actions.

7. Police issues

There were no police issues to report.

8. Finance

a) Approval of any payments and signing of the Schedule of Payments

It was resolved that the following payments would be approved:

- J P Kirk - expenses – LGA 1972, s111 – **£12.45**

Rachael Padman and David Fitch signed the Schedule of Payments. The Chairman then countersigned it.

b) Approval of payments authorised between meetings

One payment was authorised between meetings: West Suffolk Council – election costs – Representation of the People Act 1983, s36 - **£21.34**

c) Statement of receipts and payments (including online payments) made since the last meeting.

Receipts		Details		Amount
Payments	Minute reference	Details	Method	Amount
10/09/19	Authorisation slip 001 and 154/8b	Suffolk County Council - footpath map	Online	£180.00
10/09/19	138/8g	Risby PC - pension payment	S/O	£15.00
30/09/19	138/8e	Staff costs	S/O	
03/10/19	141/8e	ICO - data protection fee	D/D	£35.00
07/10/19	154/8a	J P Kirk - expenses	Online	£9.95
07/10/19	154/8a	Risby Parish Council - 1/6 of cost of a print cartridge	Online	£6.24
07/10/19	154/8a	Risby Parish Council - phone costs	Online	£21.61
07/10/19	154/8a	Business Services at CAS Ltd - insurance	Online	£234.08
07/10/19	154/8a	Stansfield PC - 50% of cost of wheelie bin stickers	Online	£99.50
08/10/19	154/8g	Starboard Systems Ltd - 1/6 of cost of annual subscription for Scribe accounting software	Online	£56.60
09/10/19	Authorisation slip 002	West Suffolk Council - election costs		£21.34
14/10/19	141/8e	K Hutchinson and Son - verge cutting		£457.20
30/10/19	138/8e	Staff costs	S/O	

It was resolved that the statement of receipts and payments would be approved.

d) Bank balances as of 30th October 2019 and confirmation of bank reconciliation

Current account: £3,310.61 **Reserve account:** £6,006.17

Rachael Padman verified and signed the bank statements.

e) Councillor to complete the checklist of internal controls

Rachael Padman completed the checklist of internal controls.

f) Inspection of Council property

This will be carried out at financial year end.

g) Budget 2020/21

It was resolved that the precept request would be £6,572. This is an increase of 3.34% which equates to £1.62 per annum per band D household. The parish council element for a band D household will be £50.16 per annum an increase from £48.54

h) Update on the progress of the bank mandate form

The bank mandate form was passed on to Isobel Aylott for signing and posting. John Riddell agreed to check whether the application has been posted

7. Planning

a) DC/19/2092/FUL - Fritz Grain Store, Beech Row, Dalham - (i) 1no. agricultural grain storage building (ii) surface water attenuation/soakaway pond (iii) associated Liquid Petroleum Gas and spoil bunding

It was resolved that no objections would be made but the following comments would be submitted:

- The Parish Council asks that the Dalham Estate uses its best endeavours to ensure, as proposed in the application, that all HGVs use the designated access route to the grain store not the farm track from the Street in Dalham.
- That noise from the drying fans is minimised through use of the best available fans and noise cancelling measure to reduce the noise impact on the village.

b) DC/19/2151/TCA - Chapelfield Barn, Dalham - (i) 1no. Hazel (T1 on plan) coppice (ii) 1no. Oak (T2 on plan) crown raise to 2.1 metres above ground level

It was resolved that no objections would be made to this application.

c) West Suffolk Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) which includes the Woodyard site

There is one deferred site in Dalham:

- Land at Woodyard Stores – deferred due to not being available.

Deferred sites will not be included in the revised West Suffolk Local Plan however it is possible that later in the local plan preparation, the SHELAA may be revisited to overcome constraints of a deferred site.

It was resolved that no comments would be submitted at this stage.

d) West Suffolk Local Plan: 2019 sustainable settlements review

Dalham is not included on the list as it is classed as a small settlement and no longer has a settlement boundary to prevent infill

e) DC/19/2216/TCA – The Old Dairy, Denham Road, Dalham - (i) 1 no. Plum (T1 on plan) - fell (ii) 1 no. Maple (T2 on plan) - overall crown reduce by up to 1 metre (iii) 1 no. Eucalyptus (T3 on plan) - overall crown reduce by up to 1 metre (iv) 1 no. Laburnum (T4 on plan) - fell (v) 1 no. Acer (T5 on plan) - crown reduction by up to 2 metres

It was resolved that no objections would be made to this application.

f) DC/19/2273/TCA - 6-8 The Street, Dalham - Fell one Yew. Advised to remove and replant

It was resolved that no objections would be made to this application.

g) Update on The Woodyard

District Councillor asked the case officer, Adam Ford, for an update about the planning application for the Woodyard. The key points in his response were:

- West Suffolk Council's Housing Team has now confirmed that they would support the provision of two affordable dwellings to be used as entry level properties. Both of these elements would be controlled via a S106 legal agreement.
- Whilst the unauthorised nature of the development is duly noted, paragraph 71 of the 2019 National Planning Policy Framework (NPPF) provides that Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their

first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:

a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of the Framework; and

b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards.

- With respect to point a of the above, the dwellings as proposed would, with the support of a binding S106 agreement, be compliant with product D of annex 2 of the NPPF.

The Housing team has confirmed that they would be supportive of this application if two affordable units, limited to first time buyers can be secured. This is due to the lack of such properties in the Dalham area.

A 21-day re-consultation has been issued to give residents and consultees a chance to respond on this amendment.

h) DC/18/1425/FUL - The Woodyard, Stores Hill, Dalham - Entry Level exception site for 2 no affordable dwellings and ancillary access arrangements (retrospective)

It was resolved that a separate planning meeting would be held on Monday 9th December. The clerk was asked to contact the case officer, Adam Ford, to request an extension until 10th December.

8. Highways/rights of way matters/tree or transport issues:

a) Pedestrian safety in the village

It was resolved that this item would be deferred until the next meeting which Robin Millar attends.

b) Sugar beet lorries blocking Denham Road

This item was raised with Lauren Gibson Green who will let the Dalham Estate know of the problem.

c) Claimed footpath in Denham

A Modification Order has been made adding it to the Definitive map. Any objections or representations need to be made by 14th January 2020. If none are received the Modification Order will be confirmed after that.

It was resolved that the clerk would contact Suffolk County Council to find out if the new path will be signposted.

9. To discuss any village issues:

a) Emailing the newsletter to residents

65 properties are included on the email list. It was resolved that paper copies would continue to be delivered to ensure that everyone receives a copy. David Fitch and Rachael Padman agreed to deliver the newsletters. The clerk also agreed to email a pdf version of the newsletter to Rachel Mack-Smith for circulation via the email group and to upload it to the Parish Council website.

b) Possible village projects

It was resolved that this item would be delayed until a suitable project comes up.

c) Update on the progress of the village sign

The sign has now been reinstated. It was resolved that the payment of £982.50 plus £95 delivery and installation costs for the second half of the invoice would be approved and that the clerk would follow up with Robin Millar about his previous offer of locality funding after the General Election on 12th December 2019.

d) Suggestion to purchase bin stickers for Dunstall Green Road

It was resolved that the clerk would email Jackie Bolton to find out if she thinks it would be a good idea to order some bin stickers for Dunstall Green Road and to choose a suitable design.

e) Old footpath sign

It was resolved that the clerk would send a photo of the sign and a map showing where it could be reinstated to Lauren Gibson Green.

10. To discuss the following correspondence:

a) Local Government Boundary Commission for England review of Suffolk County Council boundaries

West Suffolk will probably lose one county division and there will be 70 county councillors in Suffolk instead of 75.

It was resolved that the clerk would submit a response on behalf of the Parish Council saying that it would like to maintain existing connections with Ousden, Lidgate and Gazeley due to their close proximity and the strong parish links, Moulton and Wickhambrook because of their facilities such as a post office, shops, primary schools and a GP surgery in Wickhambrook.

b) Email from Suffolk Police about partner funded PCSOs

It was resolved that the Parish Council would not pursue this option as the cost would be too high.

c) Email enquiry about a family member who lived in Dalham

Isobel Aylott is looking into this. It was resolved that a request would be included in the next newsletter asking if anyone has any information about the family.

There being no further business the meeting closed at 8.37pm.

Signed (Chairman) Dated