



WALSHAM-LE-WILLOWS PARISH COUNCIL MEETING

MINUTES of meeting Tuesday 8th October 2019

PRESENT Cllrs. Bartholomew, Belson, Ellis (part), Kinnair, Mecrow & Roberts

[Pending formal approval at the next meeting, these minutes have been informally approved by Parish Councillors as a true record. If any corrections are required these will be minuted at the next meeting prior to formal approval]

1 FIRST BUSINESS

- 1.1 Apologies from Cllr Barber were noted and accepted. The Clerk advised email sent to Chair tendering Cllr Barber's resignation with immediate effect.
- 1.2 Minutes of the last meeting held on 10th September 2019 were unanimously approved and were signed.
- 1.3 Non-pecuniary interests of members – none declared
- 1.4 Applications for dispensation - none
- 1.5 Public Open Forum – 25 members of the public (incl. 3 representatives from Lovells) and District Councillor Meyer present. Apologies received from County Councillor Fleming.

Application DC/19/04273 Concerns were discussed by the Parish Council and assembled members of the public with the invited Lovells representatives. The Parish Council discussed further under agenda item 2 (see comments noted there).

Parking Restrictions – Finningham Road

The Parish Council received a strong representation from residents who would be directly affected by the parking restrictions that have previously been discussed. It was explained to Councillors how this would impact their daily lives given the very limited parking that was accepted by the Planning dept at the time Elmside was developed. The question was asked as to where the affected residents would then be able to park. And what other solutions have been considered. There were concerns about increased traffic speed and pedestrian safety if restrictions were to be applied. Traffic calming and other safety measures were mentioned as being requirements should any traffic restrictions eventually be put in place. There were suggestions to the Parish Council about how money might be better spent on other improvements, namely, safety and warning signage on Townhouse Road outside the Play Area, cutting/clearing back the hedgerow/bank on the Finningham Road opposite Elmside/Oak Tree Cottages as this has become quite overgrown and has narrowed the road width. There was also a suggestion that if parking restrictions are needed anywhere, they may be needed on the humpback bridge outside Rolfes where parking causes an issue. The Parish Council were asked about the process of application for traffic restrictions. The Clerk advised that as yet nothing had been done and it was proving difficult to find out exactly what the process is, but that SCC would have to assess that there was a problem before proceeding. If an application did then proceed and there were any objections raised a public consultation would have to take place.

- 1.6 **County and District Reports** – Report for County from Jessica Fleming was not able to be present, but her report was presented and included Local Authority Parent Governors Vacancies, Brexit, Pothole Repair Criteria. District Cllr Meyer presented his report which included Joint Local Plan Consultation, Development of former Stowmarket Middle School site, Tours of Suffolk's Energy from Waste facility, Councils support for 2030 Carbon Neutral

Ambitions and **Grants for Home Adaptations**. More information on the latter, how to apply etc. can be found on the village notice board, the website and in the Observer.

The full reports can be found on the village website at: <https://www.walsham-le-willows.org/explore/governance-community/parish-council/>

2 PLANNING APPLICATIONS TO BE DISCUSSED (plus any received after the publication of this agenda)

APPLICATION - DC/19/04263 Proposal: Householder Planning Application - Erection of a fence. **Location:** 12 Wattisfield Road, Walsham Le Willows, Bury St Edmunds, Suffolk IP31 3BD **THE PARISH COUNCIL MADE NO COMMENT**

APPLICATION - DC/19/04273 Proposal: Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60no. dwellings **Location:** Land West Of, Wattisfield Road, Walsham Le Willows, Suffolk Reason(s) for re-consultation: Please see revised plans received 25.09.2019

Parish Council Objections

Although there are many aspects of this application that we find attractive, sensitive and appropriate we nevertheless would like to lodge objections to this application in its current form focused on four major shortcomings:

- (1) There is no provision for a Play Area for younger children. On a substantial development of mainly family dwellings there are likely to be a considerable number of young children living on this site. The main village play area is approximately 1.2 km away; this is too far for a toddler to walk, and in view of the existing pavements and congestion, particularly in the vicinity of the school, it would be a difficult journey for a parent with a buggy. We feel that there is ample space for a play facility on the northern section of the site, and that it could be positioned so that it did not impinge upon residents.
- (2) There is no indication as to what is to be provided by way of a Pedestrian Footpath along the Wattisfield Road to link the development site with the school/pre-school and the village centre. In view of the traffic levels along this road, particularly at the start and close of the school day, it is absolutely vital that a safe pavement is created which is sufficiently wide to accommodate a buggy or pushchair.
- (3) We feel that the provision of Parking Spaces is insufficient. Our experience with the Elmside site in Walsham shows that in ten to fifteen years' time many of the families living on this development will consist of two parents and two young adults who are both still living at home. This could be four workers employed in four different locations and needing four vehicles in order to get to work. This would leave a severe shortage of parking spaces on the site and an inevitable spillage of parked vehicles onto the Wattisfield Road.
- (4) The Design of individual buildings is weak and repetitive. We had expected to see designs comparable to those being used on the St. Mary's View site which is currently being built by the same developer in Gislingham. However, figures 17 – 21 in the Design and Access Statement show houses with dull, unbroken rooflines, repetitive window patterns and unimpressive doorways and porches; Figs. 20 and 21 emphasise the monotony of the streetscapes. Greater use of dormer windows, bow windows, chimneys and well-designed entrances would, for example, enhance the overall appearance of the proposal.

We therefore ask that the application in its current form be rejected.

THE PARISH COUNCIL WISHES TO OBJECT

APPLICATION FOR OTHER DISTRICTS DEVELOPMENT - DC/19/04398

Proposal: Planning Consultation from West Suffolk Council - Their Ref: DC/19/1866
Screening Opinion for new access road and roundabout, 100,00sq m of employment floorspace, commercial/roadside uses and up to 400 dwellings and associated infrastructure, community facilities and strategic green infrastructure and landscaping. **Location:** Milton Concrete Holdings Ltd, Shepherds Grove Industrial Estate, Stanton.

This was discussed in the light of consultation on the need for an Environmental Impact Assessment and the following comments of Walsham le Willows Parish Council put forward to West Suffolk.

- The scoping document, prepared by Strutt and Parker, indicates the view that the development falls outside the requirement for a full environmental impact assessment (Introduction 1.3). W-le-W P.C does not agree with this due to the:
 - Scale and scope of the development
 - Unspecified nature of the industrial developments
 - Scale implies a large degree of light pollution
 - Cumulative impact of other local developments on Wattisfield road
 - Potential impacts on the ground water and underlying chalk aquifer.
 - The “brown field” element of the site has been cleared of buildings for many years and now provides a natural habitat.

- Little mention is made concerning the impact of traffic upon W-le-W. The following should be given greater consideration.
 - Traffic volumes and speeds on Sumner / Summer road
 - Impact on safety around existing sports ground
 - Suitability of the junction at the Six Bells
 - The single-track bridge at the bottom of the Causeway
 - The lack of safe cycle and walkways to and from the development forcing more local vehicle movements.
 - The impact of traffic on both the Finningham and Ixworth roadOnce traffic is on Summer road, in addition to W-le-W, it has to go through numerous small villages with restricted road widths due to park vehicles. Ways to reduce this flow should be fully assessed.

- The potential new community would impact upon the current facilities in W-le-W. There should be a duty on any development to either provide facilities within the development or support financially current local provisions.

Summary - W-le-W P.C feel a full EIA would offer a more rigorous assessment for a development which will be the largest in West Suffolk outside Bury St Edmunds. The assessment would give local communities a greater opportunity for comment to try and mitigate the developments impact on local Parishes and the road network. **The conclusion of the Parish Council is that a full EIA should be applied.**

3 PLANNING OUTCOMES (decided by Mid Suffolk District Council, Planning)

Reference: DC/18/01835 **Address:** Crownland Hall Crownland Road Walsham Le Willows Bury St Edmunds Suffolk IP31 3BU **Proposal:** Application for Listed Building Consent - Alterations including removal of internal load bearing wall between kitchen and hall and re-instatement of windows to front elevation. **LISTED BUILDING CONSENT GRANTED BY MSDC**

Reference DC/19/03671 Address 3 Upper Meadow Walsham Le Willows Bury St Edmunds Suffolk IP31 3AY **Proposal** Householder application - Erection of single storey infill extension and conversion of garage. **PERMISSION GRANTED BY MSDC**

Reference DC/19/03470 Address 44 Townhouse Road Walsham Le Willows Bury St Edmunds Suffolk IP31 3BP **Proposal** Householder application - Erection of 2 storey rear extension with ground floor bay window. **PERMISSION REFUSED BY MSDC**

Reference - DC/19/03716 Proposal: Planning Application. Change of Use, conversion and extension of the existing storage building to office accommodation, realignment of vehicular access and provision of additional parking (pursuant to planning permission 0608/17).

Location: R and D Construction Depot, Summer Road, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3AJ **PERMISSION GRANTED BY MSDC**

APPLICATION FOR WORKS TO TREE(S) IN A CONSERVATION AREA - DC/19/04152

Proposal: Notification of Works to Trees Within a Conservation Area - Walnut (T1), Catalpa (T2) and Golden Rain Tree (T3) - up to 30% reduction all over. Hazels (T4) - Largest stems to be removed (partial coppice). **Location:** Clive Cottage, The Street, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3AZ **MSDC DOES NOT WISH TO OBJECT**

APPLICATION FOR PLANNING PERMISSION - DC/19/04146 Proposal: Householder application - Erection of single storey rear extension and lean to link extension; Alterations to conservatory to pitch roof and alterations to fenestration. **Location:** Namaste, Wattisfield Road, Walsham Le Willows, Bury St Edmunds Suffolk IP31 3BD **AWAITING DECISION**

APPLICATION - DC/19/04263 Proposal: Householder Planning Application - Erection of a fence. **Location:** 12 Wattisfield Road, Walsham Le Willows, Bury St Edmunds, Suffolk IP31 3BD **AWAITING DECISION**

APPLICATION - DC/19/04273 Proposal: Submission of details under Outline Planning Application 1352/17 - Appearance, Landscaping, Layout and Scale for erection of up to 60no. dwellings **Location:** Land West Of, Wattisfield Road, Walsham Le Willows, Suffolk Reason(s) for re-consultation: Please see revised plans received 25.09.2019 **AWAITING DECISION**

4 MATTERS ARISING

- 4.1 **Development & Neighbourhood Plan** – Noted that Local Plan Formal Adoption Notice (West Suffolk) received. Clerk advised, with some relief, that Neighbourhood Plan Group Chair's resignation was rescinded.
- 4.2 **SID devices** – Agreed that Clerk will extract data on a quarterly basis to reduce workload. Cllr Mecrow will collate.
- 4.3 **Streetlighting conversion** – Clerk advised that SCC Highways had responded that there are no timescales for the completion of works, but that payment will not be requested until all have been completed. Councillors thought that this was a very poor response and **ACTION asked the Clerk** to go back to ask for more clarity.

- 4.4 **Bus Shelter Palmer Street** – Power washing to be completed by **ACTION Cllr Roberts**
- 4.5 **Community Council** – Noted that SGM/AGM had been called by village representatives to address the governance issues that have been raised with the Chair but have not been acknowledged or acted upon.
- 4.6 **Parking restrictions, Finningham Road** – Discussed again in light of representations made. **ACTION Clerk** to contact Flagship Housing again, outlining legitimate and constructive concerns of residents as well as those of the Parish Council to try to open a conversation about how Flagship may be able to assist the Parish Council with a resolution.
- 4.7 **Churchyard Gates and Wall** Cllr Roberts advised he had fixed the gate. **ACTION Cllr Roberts** Still to address the gravel retention. **ACTION Clerk** to ask Maggie Barber if she knows who did the maintenance on the wall last time in readiness for a request to do this again in the spring of 2020.

5 CORRESPONDENCE

- 5.1 **Email re War Memorial** – Clerk advised that work had been done. Invoice presented for authorisation.
- 5.2 **Roadside Nature Reserve** – Discussed. **ACTION Clerk** to contact RNR to ask them to check that the protected plant is still growing there.
- 5.3 **Local Government Boundary Review** – The Parish Council wished to make no further comment.
- 5.4 **Bus Stop Timetables** – Agreed that the Clerk could request the option for supply and posting by SCC. It was established that there is only on notice board for the bus timetables on the crossroads opposite the Six Bells. **ACTION Clerk** to order

6 REPORTS

- 6.1 Clerk's report & financial report to 30th September 2019 & request for payments

#	Payee	Chq No	Amount	Description
1	Parish Council Employee	002256	£377.64	Wages
2	Aluscreen Ltd	002257	£724.80	Additional batteries and housing plus software for SID
3	ROSPA	002258	£94.80	Annual Play Area Inspection
4	Saxon Monumental Craft	002259	£495.50	War Memorial – additional names
5	Tom Hunter	002260	£56.00	Play Area Maintenance
6	Tom Hunter	002261	£109.92	Street sweeping
7	WleW Old Town Trust	002262	£5.00	Peppercorn Rent Play Area
8	PKF Littlejohn	002263	£240.00	External Audit

#	Payments In	Ref	Amount	Description
1	Precept Received	0000420106	£10,425.50	2 nd payment 2019/20

- 6.1.1 **External Audit Conclusion** – Clerk advised that that this had been concluded with no issues noted. Required notice had been posted on notice board and website.
- 6.1.2 **Bank Mandates** – Returned for updating. Duly updated where indicated for **ACTION** resubmission by the Clerk.
- 6.1.3 **Contract for Street Cleaning and Play Area Maintenance** – Decision postponed until next meeting.
- 6.1.4 **Problem Reports SCC** – Clerk updated, no change.

- 6.1.5 New insurance policy and quote** Agreed that the three-year discounted premium should be selected, and that cover was in order. **ACTION Clerk** to advise insurance company and prepare payment for next meeting.
- 6.1.6 Additional invoice for Dog and Litter Bin emptying to be raised** – noted
- 6.2 Play Area –**
update on expressions of interest – bids reviewed. **ACTION Clerk** to accept bid from CGM Group on basis of 12-month trial from 1st January 2020
update on current position re Play Council/Parish Council relationship – discussed. **ACTION Clerk** to contact SCC to see if Play Co-Ordinator still exists for advice; **ACTION Clerk** Contact SALC to ask if legal advice is available directly from SALC and if a notice could go out for advice from other Parishes that run their play parks on basis of Charitable status.
tree inspection **ACTION Clerk** to check who did this last time and book another.
- 6.3 Footpath Warden** – Richard Belson
Beginning of F1 footpath the wood pedestrian gate has gone. **ACTION Clerk** to ask Highways if they have removed this.
- 6.4 Tree Warden** – Richard Belson – nothing to report
- 7 OTHER ITEMS FOR DISCUSSION**
None
- 8 ANY OTHER BUSINESS/QUESTIONS TO THE CHAIRMAN (No decisions made under AOB)**
None

Kevin Boardley, Proper Officer, Clerk to Walsham-le-Willows Parish Council