

Minutes of a meeting of the Debenham Parish Council held on Monday, 15th January 2018 at 7:30pm at Dove Cottage, Debenham.

Present: Cllr S Palframan (Chairman), Cllr F Winrow-Giffin (Vice-chairman), Cllr R Blackwell, Cllr S Phipps, Cllr L Cockerton, Cllr J Baldwin, Cllr J Feeney-Howells, Cllr M Hammond, Cllr G Helm, Cllr A Cushion, Cllr M Loveridge, Mrs D Bedwell (Clerk), District Cllr K Guthrie and eleven members of the public.

A minute's silence in memoriam of the late Cllr Edward Bowman, who had passed away following a short illness, was respectfully observed by all those present.

1. To note Casual Vacancy and to receive apologies for absence: The casual vacancy was noted and the statutory notices had been displayed accordingly. Apologies had been received (and were approved) from Cllr S Dobson. Apologies had also been received from County Cllr M Hicks.

2. Declarations of interest with regards to items on the agenda and additions to register: Cllr J Baldwin declared a pecuniary interest on her allotment plot; Cllr F Winrow-Giffin declared a pecuniary interest on grass cutting matters; Cllr L Cockerton declared a non-pecuniary interest on item 11 and Cllr M Hammond declared an interest of a *prejudicial* nature on planning application DC/17/06293.

3. Reports

3.1 District Councillor's report: A report had been circulated to members ahead of the meeting and was added to by Cllr K Guthrie.

3.2 County Councillor's report: County Cllr M Hicks reported had been circulated ahead of the meeting.

4. Meeting open for 5 minutes to allow members of the public to speak: A motion to bring agenda item no. 13, "Chairman's Urgent Business", was approved by members and the item was brought forward so that a substantial planning application, received after the issue of the agenda, could be considered. *Cllr M Hammond declared an interest and took no part in the discussions or vote.*

DC/17/06293 - Land to The North of Gracechurch Street, Debenham- Proposal: Outline Planning permission (all matters reserved) except for access immediately from the public highway, for the erection of up to 295 dwellings.

The public congratulated the Council for the work that had gone into the production of the emerging Neighbourhood Plan but there was concern that it would not be in time to be taken into account when this planning application was considered by MSDC.

The deadline of February 1st was considered extremely short to dully consider a development which would increase the overall number of dwellings by a third and when the results of the recent survey carried out by the developer did not appear to reflect parishioners' views.

It was agreed that it would not be unreasonable to request an extension for comments, particularly when members had been unable to access the MSDC planning portal to view the application details or indeed to report these difficulties.

Members of the public requested the opportunity for a public meeting to further discuss this planning application, which was dully proposed, seconded and approved by all. The Clerk was asked to make the necessary arrangements for a public meeting within the following two-week period.

Members proceeded to consider the actual application and although it was accepted and understood that development and growth in Debenham would inevitably take place, this particular application could not be recommended for approval due to the following reasons:

- The need for development in Debenham was undeniable, however it should be in appropriate sites in terms of access, sewerage facilities, highways considerations, flood risks, etc.
- Although these plans would result in an increase of up to a third in the current no. of dwellings, there appeared to be no proposals which would mitigate or improve any of the ongoing concerns re traffic, parking and general infrastructure.
- This site would be the worst of all available from a flooding risk point of view, even taking into account the flood attenuation tanks, as any flooding would end up travelling through the village.
- The two main arterial routes through Debenham were Gracechurch Street and the High Street, which could not realistically be improved. Therefore, to place additional pressure on this area would be extremely problematic.
- The positioning of the development on this site would detract from the overall character and charm of the village. There were other much better placed sites within the village that had independently been assessed and deemed to be suitable for development and appeared in the Debenham Neighbourhood Plan, whereas this site had not.
- The recent sale of Aspoll Cyder, one of the largest employers in the area, could have an adverse impact in the village if it resulted in job losses and additional traffic movements.
- The number of dwellings proposed by this one development was much higher than what had been envisaged during the consultation process for the emerging Local Plan, with core villages' contribution expected in the region of 85 to 265 dwellings - which this exceeded by far.
- The same developer may also be minded to develop a second section of land, so the total amount of dwellings could reach 600, which would be an unthinkable and simply unmanageable amount for Debenham.

5. To approve the minutes of the meeting held 11th December 2017: It was resolved to approve the minutes as a true record of the meeting held.

6. Finance and Administration:

6.1 To consider and approve accounts for payment and to note receipts and bank balances: It was resolved to approve the accounts for payment. Receipts and bank balances were also noted.

6.2 To consider and approve budget and precept proposals for 2018/2019: It was resolved to approve the budget and precept proposals. The precept for 2018/2019 was agreed at £71,637, which represented a 4% increase on last year.

6.3 To consider the adoption of "Slack" as the main electronic method of communication between members and the Clerk and agree process for all other communications: It was resolved to adopt "slack" with immediate effect. It was also agreed that the Clerk should be the administrator of the system, that additional practise sessions would be organised for all members and that the Communications Policy would need to be reviewed as a result. Councillors not wishing to use "slack" may request statutory papers to be sent via e-mail but may, unfortunately, miss out on general

internal communications.

7. Planning matters

7.1 Applications received for recommendation to MSDC:

7.1.1 **DC/17/05183 and 05182- 52 High Street-** Application for Listed Building Consent and planning- conversion of existing building to provide 8 no flats and 1 no. commercial unit: It was resolved not to support this planning application.

7.1.2 **DC/17/05702 Cherry Tree Inn, 1 Cherry Tree Lane-** Full planning application, internal alterations to buildings and change of use from A3/A4 to C3 dwelling houses, A3 commercial and sui generis veterinary practice: For reasons stated in previous meetings, any application which would result in the loss of the Cherry Tree as a public house would not be supported by the Council unless all options had been exhausted. This amenity's importance and value to the local community was now even more significant when considering the imminent growth within the village.

7.2 To note Approvals/Refusals:

8.2.1 **0030/17 Land bounded by Derry brook Lane and Little London Hill-** Outline planning permission refused.

7.3 Planning Correspondence: No further correspondence had been received.

8. **Clerk's slot**, including Action List: Deferred.

9. Committees and working groups:

9.1 Neighbourhood Plan Delivery: It was resolved to approve the Neighbourhood Plan Delivery Committee Terms of Reference, following which a brief report was received from Cllr S Palframan.

9.2 Cemetery, including the appointment of committee member: Cllr S Palframan agreed to attend future meeting in his Ex-Officio capacity until a new appointment was made.

9.3 Website: A report had been circulated ahead of the meeting.

9.4 Play areas: A brief report was also received.

9.5 Trees and Greens, including to consider quote for tree works on Low Road: Cllr S Phipps provided an update and the quote received from Mr D Tabley was approved.

9.6 Highways: Cllr J Feeney-Howells re-iterated that he was happy to report Highways matters directly if provided the relevant information by members.

9.7 Woodland: No further update received.

9.8 Street furniture / public toilets, including discussion about the decommissioned telephone phone on the village green: Update received from Cllr M Loveridge; Decommissioned telephone box matter deferred to the next meeting.

9.9 Litter and waste matters, including school's educational initiative regarding disposal and collection of plastic waste: The expenditure for the March litter pick event was approved by members.

10. Meeting open to the Public for 5 minutes: A suggestion was made that neighbouring parishes were approached with regards to the Taylor Wimpey application and the proposed public meeting, which was well received by members.

11. To consider the purchase of property in Debenham (Market Cross) as community asset, including projected capital investment, loan repayment and revenue projections: Cllr L Cockerton was thanked for producing an initial illustration of the financial details and further enquiries were raised, which included an initial informal exploration by Cllr M Loveridge. Deferred to the next meeting for discussion.

12. To note any further correspondence (not already circulated to members or included on the agenda for consideration): There was no further correspondence to be considered.

13. Chair's urgent business: any items not on this agenda but of such urgency as to merit, in the Chair's opinion, immediate action: There was no further Chairman's urgent business.

14. To receive reports from councillors / requests for additions to the next agenda: A suggestion was put forward, and agreed by all, for a dog fouling poster to be placed near the URC, where there appeared to be a problem.

15. Date of next meeting: 19^h February 2018. Cllr M Loveridge gave his apologies for this meeting.

Temporary exclusion of press and public: *That pursuant to the Public Bodies (Admission at meetings) Act 1960 the Public and Press be excluded from the meeting due to the confidential nature of the business to be discussed*

16. Contracts and Tenders:

16.1 To consider and approve tender notice and contract specification: The final specification was approved by all.

16.2 To receive report on meetings held and consider recommendations: Deferred.

17. Employment Committee: To receive report on meeting held and agree any recommendations: A detailed report was received from the Clerk and Cllr J Baldwin, the Employment Committee Chairman. All the recommendations put forward were unanimously approved.

With no further matters to be transacted, the meeting ended at 10.15pm.

Signed: _____ Date: _____