# BRADFIELD ST CLARE PARISH COUNCIL

## MINUTES OF MEETING HELD ON 11 AUGUST 2020 AT 7PM

## BY WAY OF VIDEO CONFERENCING

The Chairman Cllr J Kirk welcomed the following Cllrs: M Newlands, M Hignett, Alex Duchesne and Paul Foster, together with the Parish Clerk- N Smith, and one member of the public. Borough Cllr Sara Mildmay-White was unable to attend due to a West Suffolk Council meeting and County Cllr Karen Soons tried to attend the meeting just as it was finalising.

1. Apologies for absence – All Parish Cllrs present.
2. Declarations of Interest – Cllr Duchesne declared a pecuniary interest in item 9(i) and 9(ii) of the Agenda. Cllr Hignett declared an interest in an matter he was raising under Cllrs reports regarding the Anglian Water Treatment Plant under item 10 of the Agenda, due to proximity of his property.
3. Minutes – Cllrs considered the draft Minutes of the Meeting on 21 July 2020. Cllr Newlands proposed and Cllr Foster seconded that the Minutes were a true record of the meeting. All other Cllrs present agreed.
4. Matters arising:

(i) Overgrown tree on Bradfield St George Road – County Cllr Soons has agreed on this occasion to fund maintenance works to at least one tree. County Council have at this stage just approved maintenance works to the first tree and we are awaiting confirmation regarding a second tree. Chairman and Clerk met following the meeting on 21 July, and agreed that Chairman will contact Tree Surgeon and get him to look generally at trees, to get professional, expert advice. Spoke with villager who advised that one of the trees received maintenance works by utility company a few years ago, as it was growing through to cables that go off across the field behind and service @ “44,000 homes”. Chairman will make enquiries of tree surgeon as to whether the utility companies will do some maintenance works to some of the trees to keep them clear of cables. **Update from Chairman once he has further information from tree surgeon.**

**(ii)** Contact SNT Police Officer to establish whether a Speed Watch can be set up in a 40mph area. **Clerk will update at next meeting**

(iii) Potholes – **Cllr Foster will get some photographs and forward on to Clerk for reporting.**

5. County and Borough Cllrs reports: reports available on the parish website at bradfieldstclare.onesuffolk.net/

6. Public Forum:

   (i) Villager spoke in relation to item 9 of the Agenda – planning re-consultation at Pitchers Green Farm. He considered that there was very little change on this re-consultation, and he had noted the highways comments on the planning portal. He did feel that the highways department had carried out only a desk top exercise and it would be helpful if they actually attended the site. He had concerns about the boundary wall height that is stated as being 1500mm on the plans. He had written to the planning officer and provided photographs showing exactly where 1500mm was on that boundary wall and how it would impact on his home and garden, the same with the sky light windows proposed. Further none of the paperwork that the Applicant or his Agents had submitted had made mention of the pond on site and the destruction of habitat if that pond was filled in. Villager also stated that if his home was a listed building (it is not) then there would much greater distance required between his home and these proposed residential homes.
   Parish Council noted his comments and Clerk indicated that the planning matter would be discussed further at item 9 of the Agenda.

7. Correspondence:

   i. Email dated 21 July 2020 from villagers who have been mentioned in the "rebuttal statement" for the planning matters at item 9 below. They wished to point out that the writer of the rebuttal statement refers to them as "supporters" of the application. They would like the Parish Council and planning department to note that they neither support nor object to the application, and neither do they feel "beholden" to the applicant; ***noted.***
   ii. Email dated 21 July 2020 from another villager who would like the Parish Council to note that they are not "beholden" to the applicant for the planning application at item 9 below. Their opinion stated in previous responses to this planning matter are entirely their own and totally unbiased and based on there extensive knowledge of pig farming. They remain neutral on the planning matter and only contributed with regards to the sustainability of the farm for use in pig production; ***noted.***

8. Clerk/RFOs Report:
   (i) No items awaiting to be approved for payment.

9. Planning:

(i) **Re-consultation in respect of a planning proposal:** Pitchers Green Farm, Bradfield St George Road, Bradfield St Clare. Planning application DC/20/0506/FUL – conversion of barns to form 3 No. dwellings with ancillary accommodation and associated demolition, landscaping and access works (previous application DC/19/0503/FUL); and

(ii) **Re-consultation in respect of a planning proposal:** Pitchers Green Farm, Bradfield St George Road. Application for Listed Buildings Consent – conversion and refurbishment of existing agricultural buildings to form 3 no. dwellings and associated ancillary accommodation, with associated demolition, landscaping and access works (previous application DC/19/0504/LB).

Parish Cllrs having considered the further documentation submitted by the Applicant/Agent in relation to this planning matters, together with the responses submitted by villagers agreed unanimously that they wished to object to this re-consultation regarding Pitchers Green Farm:-

(i) Still concerned that the barns have not been properly placed on the market to see what interest there is with any formal offers for them to remain as agricultural barns and not change of use to residential;
(ii) The rebuttal statement in respect of whether the barns could be sold for agricultural use is just a further of the desk top exercise as opposed to placing the barns on the open market;
(iii) Noted that a formal offer has now been put before the Applicant's Agent. There is interest in keeping the barns in agricultural use;
(iv) Parish Council would like a detailed response from the LPA as to their reasoning if they accept policy DM28 is satisfied;
(v) Amendments to the highways splays are minimal and still raise concern with the Highways Authority;
(vi) Boundary wall measurements are noted in a consultee's comments and photographs on the planning portal. The wall height should not be lowered to 1500mm;
(vii) Updates bat survey carried out – shows there the site is a consistent habitat for bats. Recommendation for further reports noted, one of which can happen after planning decision is made;
(viii) Still no mention of the pond on site, and the plans would lose that as a habitat for wildlife;
(ix) Loss of hedging etc and concerns noted in the conservation officers report.

***Clerk will draft a response for Cllrs to consider tomorrow, prior to the deadline for submission.***

10. Cllrs Reports:

    A resident living next to the Water Treatment Plant in Bradfield St Clare has recently complained to Anglian Water regarding persistent sewage odours in his garden over the past couple of months. Anglian Water has promptly responded and on two occasions engineers visited the Plant to identify the source and service the tanks. It appears this maintenance work has largely worked and odours have been mostly eliminated. However, in telephone conversations with engineers it appears regular servicing had been reduced i.e removal of sludge by tanker has been reduced from once a month to once every two months. The resident is now urging Anglian Water to return to their original service rota of sludge removal once a month together with the cleaning out of tanks. The Parish Council will be updated at the next meeting.

11. Date of next meeting: 10 November 2020 (unless further additional meeting required before that date)

Meeting closed: 7.35pm

Signed..... Dated.....