

Barton Mills Parish Council

Clerk: Mrs Jadi Coe clerk@bartonmills.net 07724 737841

Chairman: Mr A. Harji 01638 510251

Minutes of the Meeting of Barton Mills Parish Council

held in the Village Hall on Tuesday 2nd April 2019 at 7:30pm

Present: Cllr A. Harji, Cllr. C. Miller, Cllr. P. Boura, Cllr. K. Fuller, Cllr. S. Mullender, Cllr. G. Flack, Cllr. N. Horne, Cllr. F. Lewis, Cllr. R. Lewis

Also Present: Clerk, Jadi Coe, District Councillor B. Harvey and four members of the public

Cllr A. Harji welcomed everyone to the meeting

Cllr A Harji asked if any member of the public in attendance wished to speak. Paul Bonnett asked if he could speak in regards to the Suffolk County Council owned land on Church Lane.

Paul reported he has recently spoken with a few members of the Parish Council who had informed him of the reasons why SCC are not willing to sell the piece of land to Hastoe Homes for affordable homes only.

Cllr. R. Lewis introduced Paul as a knowledgeable resident who works in a Development Department and has close links with SCC and has had much experience with Housing Projects.

Paul stated he confidently believed SCC will develop the whole piece of land at some point despite planners objections. On this assumption if the PC wanted any control of this, the PC must actively seek to see what the village would like to see happen with this land. Paul compared the SCC site to being similar to that at Cockfield which has seen the development of some affordable homes as well as self builds and open market properties. This site has been developed at a fast rate as the Parish Council at Cockfield was on side.

Paul stated if the Parish Council wanted to take control, they would need to be pro-active. Firstly, to determine what the village wanted by holding an open event, and submitting a master plan to SCC. The plan could include a proportion of affordable homes, additional/movement of allotments, self build plots, open green space, open sale properties.

A member of the Parish Council asked if they decided to look into this further and go ahead would SCC be likely to allow the split of the different housing/land types into phases and say for example allow the Affordable Home houses to be built first? Paul believed that SCC would not allow this as they would believe the Parish Council may act slowly once the affordable homes were built, in turn meaning SCC would wait much longer to receive a return on the rest of the site.

Paul stated that SCC have targets for land supply and to deliver capital receipts and often politics slow this down, therefore if the Parish Council are in control, the process can be sped up.

Paul also reported that if the Parish Council did not want to look into this further then SCC are likely to build large properties, as this would see a larger return on their assets than if smaller properties were built. SCC know that they would see a larger return on the land if they developed the whole site themselves but this process to pass the site through planners would take a considerable amount of time. If a Housing Association and the Parish Council were included in the planning on the site, this would speed up the process although SCC would see a considerable drop in the value of the whole site, but currently SCC are seeking to deliver land receipt rather than maximising value.

Paul stated that if the village and the Parish Council did not want to see the whole site developed then it would be wise not to proceed with requesting land only for affordable housing as in the future the Parish Council wouldn't be able to argue that the site was unsuitable, as the affordable homes built would prove that the site is fit for housing.

He stated if the Parish Council wishes to look further into this option, he would be happy to help with this process, and could discuss the idea with Brian Prettyman at SCC. He confirmed that the Parish Council needs to be clear on what they want on the site and that this should not be left to the planners or the Parish Council would lose control.

Paul was thanked for his input and offer of help on this matter.

19/04/01 Apologies

None received

19/04/02 Declarations of Members Interests

Cllr. F. Lewis item 10.2 approval of cheques.

19/04/03 Minutes

The minutes of the Parish Council Meeting dated 5th March 2019 were proposed as a true record and all agreed.

19/04/04 Police Matters

None of relevance received

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19/04/05 County and District Councillors Report

No report given from District Councillor B. Harvey as the District Council has entered the period of Purdah.
Cllr. B. Harvey passed on Cllr. L. Busuttill's apologies.

19/04/06 Planning and Environment

General & For Consideration:

19/04/06.01

DC/19/0309/HH – householder planning application for (i) first floor extension over existing garage, (ii) sunroom to rear elevation, (iii) internal alterations and changes to fenestration, (iv) partial conversion to existing garage to create utility room at 57 The Street, Barton Mills, IP28 6AA

-It was proposed to support the application and all agreed.

Tree Applications (for information only):

None

Awaiting Forest Heath decisions and pending appeals:

DC/18/2191/FUL – planning app. For 1 self contained two bed unit at 35 The Street, Barton Mills, IP28 6AA
- noted as pending at 1.4.19

DC/18/2027/FUL change of use of land for sale and display of cars at Hand Car Wash, Fiveways, Barton Mills, - noted as pending at 1.4.19

Decided/approved (for information only)

None

19/04/07 Clerk's Report & Matters Arising from the Minutes of the Last Meeting (For Info Only)

- The clerk reported she had taken nomination papers to West Suffolk House, and there were a few minor errors that she corrected. She also stated that the Parish Council donations agreed at the previous meeting had all been sent and letters/emails of thanks had been received from Headway Suffolk, Citizens Advice and East Anglian Air Ambulance.
Cllr. A. Harji reported he had a message of thanks from the Good Neighbour Scheme.
- The clerk also reported she had a telephone call from a parishioner in regards to a request for a light canopy/shield on a street light outside her home. The clerk responded informing the parishioner that this had been brought to the attention of the Parish Council at the previous meeting and that a member of the Council had been to look at the light and it was agreed at the meeting to not install a shield. The parishioner was not pleased with the response and also reported that the light was on 24 hours a day. Cllr. P. Boura reported the fault on said street light after being informed of this and the clerk informed the parishioner of this.
- Finally, the clerk reported she had an email of complaint in regards to the public toilets by Walkers Snack Bar, being closed due to blockages, The clerk stated that she discovered these were maintained by Suffolk Highways who have now been informed of the problem.

19/04/08 Correspondence

- An email had been received from Suffolk Highways informing the Parish Council that a parking area had been created with kerbing stones and shingle within the village green area and that there is also a worn away area of grass where another vehicle has been parking.
The Parish Council informed the clerk that they had created the turning area and had also informed all residents of Grange Lane about a year ago that they did have the PCs permission to park on The Green.
- An email had been received from Savills on behalf of UK Power Networks regarding a proposal to install a new substation in the Mildenhall Road area of Barton Mills. A new substation is required to ensure the security of supply in the area.
Cllr. P. Boura stated that a Parish Council she had been a member of previously had a similar situation and received money from this scheme. It was agreed the clerk would contact Savills to arrange a meeting with Cllr. P. Boura and Cllr. A. Harji. (JC/PB/AH)

19/04/09 Parish Matters

19/04/09.01 Site for affordable housing

The members felt they had four options in regards to affordable housing sites

- I. Continue to seek SCC land but only for affordable housing
- II. Talk with land owner who had offered to sell land off Church Lane previously
- III. Look back at all original sites identified

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IV. Look further into developing the whole piece of land owned by SCC as detailed by Paul Bonnett at the start of the meeting.

It was agreed that all four options should be looked at further but simultaneously in order to save losing further time, if an option falls through.

Cllr. R. Lewis proposed to look at the four options simultaneously, this was unanimously agreed.

It was agreed that the Annual Parish Meeting should be to inform residents of the parish, the current situation the Parish Council are at with looking at affordable home sites.

It was agreed the clerk should contact Isobel at Hastoe Homes and ask to arrange a meeting with land owner who previously offered to sell land and that the clerk should continue to seek clarification from Isobel whether any of the other sites originally identified would may now be considered by the planners. (JC)

The clerk would also email members of any updates in the coming weeks and it could then be decided if the members wished to arrange a working group to discuss options further and to bring ideas to all members at the next Parish Council meeting to agree on.

19/04/09.02 Football Grant/Coaching update

The clerk reported funding of £442 has now been received and this will cover the cost for four sessions and that she has asked Sporting87 to pencil in dates of Tuesday 28th and Wednesday 29th May.

It was agreed to confirm these dates with Sporting87. (JC)

Cllr. P. Boura suggested waiting until the October Half Term to hold further sessions.

19/04/09.03 Allotment lease approval

Suffolk County Council have sent a new term of contract for a further 10year lease on the land which is used for allotments on Bell Lane, Barton Mills. The annual rent has increased from £100 to £130 payable in arrears every 6 months. The rent would be reviewed every three years and would be increased inline the Retail Price Index.

It was agreed to bring this item forward to the next meeting in order to allow time to review the terms.

19/04/09.04 Maintenance of Assets

Cllr. P. Boura reported the following:

- Two new seats and two pairs of chains are required for the swings, the cost of these being £147.12 incl. VAT. Cllr. P. Boura proposed these were purchased and all agreed.
- There has been damage to one of the picnic benches it was agreed to purchase an additional slat at a cost of about £8.00 to fix the bench,
- Quote detailing £250.00 from K & M Lighting had been received in regards to a new Street Light in the Village Hall carpark and that further quotes have been requested. It was agreed to turn the existing flood light currently lighting the Village Hall Car Park so as to light the play area/field and to request quotes for converting both floodlights to LED.
- The street light inventory had been received but several errors were noted which have not yet been corrected.

It was agreed at this point to only pay 50% of the SCC lighting bill which was due to be proposed and to send a letter stating the reason being is that the invoice is incorrect as we have been overcharged. It was agreed the clerk could make payment of the final invoice when this was received and approved by Cllr. P. Boura

- UKPN are currently connecting the 3 new street lights and Cllr P. Boura expressed concern at the extent of the works being carried out to connect the new light at the corner of Church Meadow. She suggested that when the clerk received the invoice, if this exceeded the original quote of just under £5000, to let her know so that the charges can be disputed.

19/04/09.05 SID Rota

The Rota was agreed until the 24th May 2019.

19/04/09.06 Highways meeting update

The clerk reported that she had informed Steve Merry of the dates that the Village Hall was available in May. He has now passed this onto Highways England but has not had a response.

19/04/09.07 Ideas for the Annual Parish Meeting

It was agreed to inform the Parish of the current four options of sites for affordable homes in the Village:

It was agreed to hold this meeting on Wednesday 29th May at 7:30pm, and that the clerk would book the Village Hall. (JC)

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It was also noted that the new elected Chairman would be responsible for the Agenda of the meeting.

19/04/09.08 Receive quotes and funding options for Spring football pitch works

The clerk reported as agreed at last months meeting, there were four possible options for funding of the football pitch, in which she has now investigated further and in doing so discovered funding was unlikely. Cllr. F. Lewies reported she had spoken with a member of the Football Club who stated that the work the Parish Council thought may be needed was too much. It was agreed for the clerk to ask INL to cut the field once a week instead of every other week, and ask gardener Sarah Limmer whether she would consider helping with re-seeding patches of the pitch if the Parish Council purchased the seed mixture. (JC)

19/04/09.09 Elections update

The clerk stated all nomination papers given to her had been hand delivered on Friday 29th March.

19/04/09.10 Use of field as Car Park

It has been noted that vehicles are using the playing field as a carpark not just when the Village Hall carpark is full and also driving across the whole field rather than parking at the side as intended as an overflow carpark. It was agreed to keep the gate shut to help deter the public from continuing to use the field to drive on.

19/04/10 Finance & Policies

19/04/10.01 Parish Council Bank Balances and Reconciliation from list of Payments and Receipts.

The clerk reported at 20th March £9,237.06 was held in the current account and £10,001.29 in the deposit account.

The bank reconciliations and statements were signed by Cllr. P. Boura

19/04/10.02 The following cheques were proposed for payment.

<u>Date</u>	<u>Payee</u>	<u>Details</u>	<u>Net</u>	<u>VAT</u>	<u>Gross</u>	
31-Mar	J Coe	Clerk salary and holiday pay	489.60	0.00	489.60	Chq 1631
31-Mar	J Coe	Expenses	107.04	12.98	120.02	Chq 1632
31-Mar	HMRC	PAYE and NI	247.20	0.00	247.20	Chq 1633
01-Mar	SALC	6mths payroll	45.00	9.00	54.00	Chq 1634
28-Mar	SCC	Street Light Maint.	3,324.08	664.82	3,988.90	Chq 1635
31-Mar	P Boura	Expenses	16.00	0.00	16.00	Chq 1636
28-Mar	Tindalls	Paper - Barton Miller	108.00	21.60	129.60	Chq 1637
01-Apr	WS Council	Litter Bins to 31.3.20	153.92	0.00	153.92	Chq 1638
01-Apr	K & M Lighting	Light maintenance	6.66	1.33	7.99	Chq 1639
			4,497.50	709.73	5,207.23	

All cheques were approved for payment except cheque 1635 to Suffolk County Council which was agreed to only pay 50% of, until issue with the inventory and invoice had been resolved.

Clerks overtime of 2.5 hours in the month of March was also approved along with payment of £17.99 to TSOHost for Lite Hosting, which the clerk would pay for by Debit Card and claim in expenses in May. (JC)

19/04/11 Parish Councillors reports (for information only)

Cllr. F. Lewis gave the following report in regards to the recent Local Area SALC meeting she had attended:

The meeting was held at Bardwell. There were about 20 people present representing about 12 Parish and Town Councils. Now that Forest Heath and St Edmundsbury are joined as one Council, the area SALC meetings also cover both districts.

SALC is changing the format of meetings in that they will be more as informal discussion forums, not agendad procedures, but usually will be with an invited speaker. On this occasion the main part of the meeting was the exchange of information between councils present. As always, road works, pot holes and traffic were major concerns. The representatives from Mildenhall outlined their plans for the Jubilee fields, and the river banks and for Lark in the Park and an account of Merry Mildenhall. I spoke about our problems with finding a site for the next set of Affordable Homes.

The SALC CEO, Sally Longmate, is keen that SALC should be a helpful organisation that local councils, and individuals can call on for information and practical help. Much can be found by individuals accessing the new SALC web site and Clerks have the password for protected documents. SALC is changing significantly and there is to be a new SALC Constitution.

The message that came out loud and clear is 'SALC is there to help -use it!' And if you can't find what you want on the web site – e mail them.

19/04/12 Items for future agendas

Affordable Housing

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Allotment lease renewal
Use of field as carpark update
Affordable Homes site update
Highways meeting update

19/04/13 Agree Barton Miller clerk and back page

Clerk page:

Elections update
Field/carpark usage

Back Page:

Annual Parish Meeting
Football Coaching

The meeting closed at 9:30pm

Next meeting: Annual Parish Council Meeting Friday 10th May 2019



J. Coe Clerk