

GREAT FINBOROUGH PARISH COUNCIL

Minutes of the Parish Council Meeting held on 14th November 2022 in Pettward Hall

Present: Cllr Simon Tarabella (chair) Cllr Simon Waspe Cllr Peter Turner
Cllr James Spencer (part) Cllr Sebastian Reeves Cllr Lee Morgan

Paula Gladwell – Clerk Cllr John Matthissen (part)
3 members of public Cllr Penny Otton (part)

- 2022/2796 **Apologies for Absence** – Cllr Isabelle Campbell
- 2022/2797 **Declarations of Interest in accordance with the council's Code of Conduct and requests for dispensations relating to Discloseable Pecuniary Interests** – None
- 2022/2798 **Minutes of Parish Council Meeting** - It was proposed by Cllr Turner, sec Cllr Tarabella that the minutes of the previous Parish Council Meeting were approved, with all in favour. The Parish Council Meeting minutes of 10th October 2022 were signed as a true record.
- 2022/2799 **Public Participation** – No questions
- 2022/2800 **County Councillor Otton's Report** – Deferred.
- 2022/2801 **District Councillor Matthissen's Report** – Cllr Matthissen's report had been circulated and a copy is attached to these minutes. Concerns were expressed to Cllr Matthissen regarding the recent flooding in Combs Lane.
- Cllr Spencer entered the meeting.
- 2022/2802 **Woodpecker Hill Group** – June Nathan confirmed that the group would like new loppers, shears and wood preservative and would provide estimates for Council approval. Cllr Matthissen reminded the group that his locality grant was open to them for applications over £250. June expressed concerns regarding the Ash Dieback affecting some trees in the wood. It was confirmed that June and the group did not wish to set up an official group with a bank account and constitution so therefore any applications for funding would need to be done by the Parish Council.
- 2022/2803 **Clerks Report** – It was confirmed that the Notice Board is up and thanks were extended to Cllrs Tarabella and Turner for its installation.
- It was confirmed that two posts have been delivered by Rights of Way for installation on Footpath 31 as requested. Cllr Spencer will arrange to erect these as soon as possible.
- It was agreed that the request from SCC Highways for an additional £150 licence to erect the car park signs was excessive however without it we cannot carry out the project therefore it was agreed that the licence be applied for. Proposed Cllr Tarabella sec Cllr Spencer with all in favour. It was agreed that Chapple signs be asked for a price to print the signs with a budget of a maximum of £450 agreed.
- It was suggested that the Clerk talk to SCC regarding the procedure for application of electric charging points through their scheme.
- The White entrance gates for Hitcham end of High Road should be delivered soon. A quote for their installation is awaited and is expected to be the same as for the previous ones at £750.
- It was noted that the Garden Club have agreed to donate the costs of any plaque installed at the new Rose garden. It was noted that the garden may need a low fence around to stop vehicles running over it. Any cost for this will be covered by the budget already agreed for this project.
- The felling of the Ash tree on church road is awaiting co ordination with UK Power and the contractor.
- 2022/2804 **County Councillor Otton's Report** – Cllr Otton's report had been circulated, a copy of which is attached to these minutes.
- 2022/2805 **Planning** – It was RESOLVED to submit the following comments to application DC/22/04867 Submission of Details Application (Reserved Matters) and Discharge of Condition 7 (Construction management strategy) under Outline Planning Permission DC/21/02077 to consider Appearance, Landscaping, Layout and Scale of erection of 4no dwellings and garages – Land Rear Of East House, High Road – *"Great Finborough Parish Council OBJECT to this application and express serious concerns regarding the size, scale and layout of the proposed properties now being sought under reserved matters.*
- Condition 15 of the outline permission placed specific restriction on Plot 1 requiring it to be no higher than single storey so as to protect the visual amenity of the area, this proposal contradicts this condition. These properties are significantly larger than indicated at outline.*
- The Parish Councils recent Housing Needs Survey did not identify any need for large scale dwellings such as these proposed.*

The mitigations of the noise report and the bonding of the access drive used to gain outline permission do not now seem sufficient to alleviate the concerns that vehicle movements will cause disturbance to residents of Elmholme, South House and East House and be detrimental to their residential amenity contrary to H16 of the Local Plan. Four new dwellings of the size proposed will create substantially more vehicle movements than the 2 per house twice a day that the noise report assumes. 4 and 5 bedroom properties could easily create 3 – 4 vehicles at least twice a day even without any allowance for visitors and the multiple deliveries of a large modern household; DPD, Amazon, school runs, postman. Two vehicles per property twice a day is not a realistic scenario to base a noise report on.

Great Finborough has very few services left, no shop, minimal bus service and no easy pedestrian access to the nearest amenities therefore occupants will use their cars to access these so contributing to a much heavier use of the access drive than suggested. The increased size of each property now almost fills each plot reducing significantly manoeuvring and turning for vehicles within the plot. The narrow pinch point and a bend on the access drive will result in vehicles meeting there and having to reverse, either out onto the busy High Road or onto other residents' property creating considerably more disturbance than simply driving past. The Parish Council again ask that consideration be given into accessing this proposed site via Pear Tree Place as a natural extension to that development, it would seem a better proposal to bring forward additional dwellings of this scale than creating an access that will almost certainly disturb existing residents amenity.

The sheer scale of the proposed properties is not consistent with the form of the adjacent area, does nothing to enhance the distinctiveness of Great Finborough and is contrary to Policy CS5 of the Core Strategy which requires development to respect the local distinctiveness and enhance the character and appearance of the district and to policy H15 which requires new housing to be consistent with the pattern and form of development in the area and its setting.

The Construction Management Strategy document indicates that all deliveries during the construction phase will be restricted to 3.5T vehicles this is completely unrealistic for a development of 4 large properties that will at the least require cranes, cement mixers, excavation equipment etc which cannot be offloaded onto smaller vehicles for the route along the access drive." Proposed Cllr Tarabella, sec Cllr Turner with all in favour.

- 2022/2806 DC/22/04659 Erection of a two storey side extension including replacement roof to rear extension and erection of cart lodge (following demolition of existing garage) 4 Wash Lane Corner, Combs Lane. "Great Finborough Parish Council have NO OBJECTION to this application based on the information available" Proposed Cllr Tarabella, sec Cllr Turner with all in favour.
- 2022/2807 The following Mid Suffolk District Council decisions were noted including; DC/22/04427 Change of use of paddock to equestrian use, construction of stable block and manage – Boarded Barn Farm, High Road – GRANTED and DC/22/04692 Discharge of Conditions for DC/21/06550 Condition 10 (Details of Proposed Stone and Wood Flooring – Valley Farm, Valley Lane PART DISCHARGED and DC/22/04246 Change of Use of land for the stationing of 1no caravan for holiday accommodation – Land at Valley Lane – GRANTED and DC/22/04015 Discharge of Conditions for DC/21/06550 Condition 8 (Details of fenestration repair and method statement, Valley Farm, Valley Lane – APPROVED and DC/22/04109 Erection of single storey rear extension – East House, High Road – GRANTED.
- 2022/2808 **Finance** – The Finance report for November 2022 was approved.
- 2022/2809 The following payments were approved. Prop Cllr Tarabella, sec Cllr Spencer with all in favour, Staff salaries for October
- 2022/2810 Green Scene £780.00 and £950.00
- 2022/2811 Gipping Press £195.00
- 2022/2812 The first draft of the budget had been circulated and it was noted that the Budget Working Group will convene to approve a draft of the budget for 2022/2023 to be presented to full council at the next meeting.
- 2022/2813 **Village maintenance** – There were no matters reported.
- 2022/2814 **Footpaths** – Cllr Spencer had nothing new to report.
- 2022/2815 **Correspondence** – It was noted that MSDC had informed the Parish Council of a reported accident in the Play park. MSDC confirmed that the clerks contact details had been passed on but to date the person reporting had not contacted the Parish Council directly. The incident is said to involve a trip over the edge of the ground around one of the benches causing an injury to a child's face from contact with the bench. Cllr Tarabella carried out a risk assessment of the area immediately and confirmed that this is not an item of play and that the grass area does stand slightly proud of the edge of the hard standing under the bench however the risk is low and there is no remedial work that can be carried out to improve the change of surface with a conclusion that no action to mitigate the incident needs to take place at this time.
- 2022/2816 There were no comments to further tabled correspondence.
- 2022/2817 **Tree and Hedge Management Working Group** – The THMWOG reported that work to the tree on the green had been highlighted for some selective thinning of the re growth by the recent survey. Prices will be sought for this and for work to the trees overhanging resident's

properties at Woodpecker Hill. These financial projections can then be input into the budget process next month.

- 2022/2818 **Local Needs Housing** – The LNH Working Group have a stake holder site meeting next Tuesday and will report on this to the next meeting of full council.
- 2022/2819 **Street Lights** – It was noted that the SCC Green Suffolk grant fund had closed and is now amalgamated with the SCC Climate Action Community Match Fund so we cannot apply for funding from both now. It was confirmed that the only funds that were eligible for match funding were Cllr Ottons £1000, Cllr Matthissen’s £1000 and the PC £1000 plus any volunteer hours. The clerk has confirmed 31.5 volunteer hours plus a further £90 raised at the conker event and the EOI has been updated and submitted again requesting match funding of £3720.00 with a reply awaited. *(post agenda item, this has been updated again to include a local business donation to £5720)*
- 2022/2820 **Social Media** – Cllr Morgan has set up a Parish Council Facebook page for an initial trial period of three months. Cllr Morgan will administer the page and act as moderator. It was agreed that links to The Chestnut Horse page and other local pages be included together with the inclusion of relevant MSDC and SCC info and any Parish Council news. The page is set up as open to all however all posts will be monitored and have to be approved by Cllr Morgan initially. Thanks were expressed to Cllr Morgan for his work on this and for agreeing to administer it going forward.
- 2022/2821 **Matters to be brought to the attention of the council** – It was noted that wood chips were needed on the permissive path adjacent to the allotments along Valley Lane. The Garden Club have generously offered to help fund this and it was proposed that the Parish Council fund four cubic metres of bark at a cost of £298.00.
Finborough Hall School have kindly donated £2000 to the Street Light replacement fund. Sincere thanks were extended to James for this donation and it was noted that we should be able to get match funding from SCC for this so in effect a £4K boost to the fundraising.
- 2022/2822 **Motion to exclude temporarily the Public and Press** - It was resolved to exclude the Public and Press pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 due to the confidential nature of the business to be discussed concerning staff contracts of employment.
- 2022/2823 **Appointment of Litter Picker.**
Cllr Morgan declared a pecuniary interest in this item as a parent of an applicant and left the room.
It was RESOLVED to appoint Ben Morgan and Luca Gambling as Litter Pickers. Proposed by Cllr Tarabella, sec Cllr Spencer with all in favour. Cllr Tarabella will conduct their inductions and risk assessments as soon as possible.
- 2022/2824 **Staff Contracts** – It was agreed that no change be made to the existing Litter Picker Contract.
- 2022/2825 It was agreed that the Clerks home working contribution be increased. Proposed by Cllr Tarabella with all in favour.
- 2022/2826 The recently agreed 2022/2023 National Salary Awards by the Joint Council for Local Government Services were noted and it was RESOLVED to apply the changes to the Clerks salary in line with the Contract of Employment. Proposed by Cllr Tarabella with all in favour.

Next meeting will be held in Pettward Hall on Monday 12th December 2022 at 7.30pm