

**LITTLE BLAKENHAM PARISH COUNCIL MEETING
MONDAY 5th JUNE 2017 AT 7.30 PM IN LITTLE BLAKENHAM
VILLAGE HALL**

PRESENT: Wally Binder (Chairman), Stephen Wright, Stephen Clark, Barry Palmer.
County and District Councillor John Field.
Janet Gobey (Clerk).

The Chairman opened the Meeting at 7.30 pm with a welcome to those attending.

1. APOLOGIES FOR ABSENCE

Cllr Whurr – medical. Councillors approved this.

Cllr. Mehra – business trip. Councillors approved this.

No other apologies were received

2. Declarations of any pecuniary and non pecuniary interests.

a. Councillors declaration of interest appropriate to any item on the Agenda.

None.

b. To receive written requests for dispensations for disclosable pecuniary interest (if any).

None

c. To grant any requests for dispensations as appropriate.

None.

3. Open Forum

A member of the public raised the issue of Pit Stop Farm, saying that they felt there was a campaign against the owner. They felt that this sort of thing is unnecessary and that newcomers to the village should be welcomed, rather than harassed. They added that they felt that the Parish Council should stand up for the owner. The Chairman replied that the current planning application for the site was being considered later in the Meeting, but he had noted with concern that work had been done there before the planning application had been made.

4. To consider the following planning applications:

a. Application no. 4494/16.

Location: Land at Field Quarry (Known as Masons Quarry), Bramford Road, Great Blakenham, IP6 0XJ

Proposal: Application for approval of Reserved Matters (phases 1 - 8), pursuant to Outline Permission ref. 1969/10 (for the development known as 'SnOasis')

The Chairman stated that he has been asked by the SnOasis Parish Alliance to look at environmental issues – water and drainage. Surface water will go into attenuation tanks and sewage into the main drain, although he did not feel that the sewer system would be able to cope, as it is already overloaded. He could see no evidence that the developer had contacted Anglian Water on this matter. Additionally, there is the impact of the St. James Park development which will presumably be using the same sewer.

Surface water – it is not clear where this is planned to discharge and the developer seems to be allowing for a large amount to be going into soakaways.

Councillors agreed that these Reserved Matters were of great importance to the village and needed more in depth scrutiny. The Chairman, Cllrs. Palmer and Clarke agreed that they would divide the information between them and each look at a section.

It was agreed that a further Extraordinary Meeting would take place on Tuesday 20th June to collate the results.

Traffic on the B113 - there already problems with the amount of traffic using this road and the A14 junction at Claydon. The SnOasis development will make this problem much worse

and there does not seem to be any official acknowledgement of this concern. Councillors questioned how and why MSDC Planning have been able to delink the application for the Great Blakenham Station from the SnOasis application.

Councillors discussed the amount of material that would be excavated from the site. The application states that 80% will be used on site for landscaping etc., but there was concern about the remainder. If it is to be removed by lorries, it will add considerably to the amount of construction traffic on already overstretched roads.

b. Application no. 1775/17.

Location: Land at Blackacre Hill, Bramford Road, Great Blakenham

Proposal: Application for variation of condition 20 following grant of planning permission 2351/16: "Application for outline planning permission (including access, all other matters reserved) for development of business and logistics park to provide commercial floorspace principally within Use Classes B1 and B8, to include access onto the B1113 Bramford Road and a secondary means of access via Addison Way, together with the provision of estate roads and ancillary parking, servicing and landscaping" to enable revised details for proposed accesses.

Councillors agreed they had no objection to this, although they noted that there would be more traffic, including lorries, using the junction with the B113, adding to the existing traffic problems.

c. Application no. 1695/17

Location: Pitstop Farm, Valley Road, Little Blakenham IP8 4LT

Proposal: Erection of agricultural buildings for livestock, chicken coop/sheds, poly tunnels, timber barn, gravel tracks, crop growing area, grazing paddocks, fruit tree orchard. Turning land into green off grid small holding.

Councillors agreed that they had no objections to this and it was bringing a piece of unused land in to use again, although they were concerned that work had started before the application had been submitted.

5. To consider the offer from the Diocese of St. Edmundsbury regarding the lease on the glebeland.

The Clerk informed Councillors of the offer from the Diocese. A ten year lease, rent of £200 pa to be adjusted annually in line with the Retail Price Index and the Council to pay the Diocese's legal fees and agent costs. Councillors discussed this and agreed to accept the offer, but felt that a 15 year lease would be preferable as it would make it easier to apply for grants for the refurbishment.

ACTION: Clerk to contact the agents and request a longer lease.

6. To consider the quotes for the renewal of the Council's insurance.

Councillors considered the comparison table for the three quotes and agree to accept the three year contract with AXA Insurance.

The Chairman closed the Meeting at 8.31 pm.