

DRINKSTONE PARISH COUNCIL

Minutes of Extraordinary Parish Council meeting held on Monday 16th August 2021

Present: Chair Richard Edmondson, Vice Chair Peter Holborn and Councillors: Janet Elnaugh, Emily Elnaugh, Tim Moss, and Paul Selvey, Clerk Jane Hill, and three members of the public.

The meeting took place at Drinkstone Village Hall and started at 8pm.

1. Cllr Sonia Slattery sent notice of absence prior to the meeting and was not in attendance.
2. Cllr Selvey declared that he had expenses to be reimbursed in agenda item 6, otherwise there was no declarations and interests from the Councillors.
3. Resolved: That the minutes of the Parish Council meeting held on 2nd August, 2021 be agreed as a true record.
4. Two new planning applications were considered:
 - 4.1 DC/21/04008 – Abbots Lodge, The Street, Drinkstone, Suffolk IP30 9SX
Application for approval of reserved matters following grant of Outline Planning Permission DC/18/05409 dated: 04/02/2019 - Appearance, Landscaping, Layout and Scale for Erection of 1no. dwelling, cart lodge and creation of vehicular access.

Cllr J Elnaugh read out the report called 'Planning report for extraordinary meeting 16th August' which was sent to the Council members on Tuesday 10th August. This report stated:

- The site is identified under Neighbourhood plan DRN3 – Housing allocations.
- There is already approval for outline plan for a single storey dwelling of 170m² with a three bay cart lodge (DC/18/04841). The details of scale, appearance, layout, and landscaping of this application are in line with the already approved outline plan.
- The proposed dwelling has taken note of and detailed the use of materials that are used in neighbouring buildings (brick plinth, rendered walls, clay tile roof). DRN12 - Design Considerations.
- The application does not indicate a replanting of any trees which would be in line with Neighbourhood Plan Policy DRN9 Biodiversity ii) Suitable mitigation measures that may include equivalent or better replacement of the lost features will be required.
- The application includes a waste water treatment plant which subject to Environment Agency approval with discharge into a ditch. Due to the replacement of current grass area to paved driveway, the proposed dwelling will result in increased water run off, two gulleys are indicated on the plans. Even with a gully, water would be fed further along the road to an area which is prone to flooding. DRN12 "not result in water run off that would add to or create surface water flooding"

There was no comment from the other Councillors when requested by Chair.

On opening the meeting to the public for questions/ comments the owners of Church Pyghtle highlighted that there was an inconsistency in the boundary between Abbots Lodge and Church Pyghtle shown in the plans. In the document called 'Analysis plan' the boundary has moved between the outline plans and the newly submitted plans. The owners of Church Pyghtle asked for clarification on why the boundary has moved and requested confirmation the proposed cart lodge at Abbots Lodge would not cross the boundary onto their property. The owner of Abbots Lodge explained that the outline plans referenced the land registry boundaries whereas the new plans referenced a site survey. It was agreed that the owners of Abbots Lodge and Church Pyghtle would discuss further outside the Parish Council meeting and that the Parish Council would make a note of the boundary inconsistency in the consultee comments sent to Mid Suffolk.

In summary the Parish Council reviewed the application and agreed they had no objection to this application being approved on the condition that:

- The boundary inconsistency between the property and Church Pyghtle is resolved.

These Minutes are in draft form only and they have not been ratified by Council and are not a matter of formal record.
They will be before the next Ordinary Council meeting for approval.

- There is satisfactory landscaping.
- The expected additional water run-off is remedied

4.2 DC/21/04153 – Drinkstone Hall, Gedding Road, Drinkstone, Suffolk IP30 9TG

Householder Application - Erection of two-storey extension, construction of main entrance canopy, dormer and associated works.

Cllr J Elnaugh read out the report called 'Planning report for extraordinary meeting 16th August' which was sent to the other Council members on Tuesday 10th August. This report stated:

- Whilst this is a substantial extension it is proportionate to the existing house and to the plot. Materials chosen reflect the existing building and are sympathetic in design. The roof which is currently concrete tiles will be replaced with handmade clay tiles reflecting the period of the house (Policy DRN12 Design Considerations)
- Over the last 6 months surveys and reports have been conducted to quantify the presence of bats and great crested newts. It has been concluded that bats are not currently present, however the householder wishes to ensure that these may be accommodated and the roof design allows for this, there will also be a designated area where bat boxes will be installed. Restrictions regarding when work may be carried out have also been recommended in the ecology report.
- Results regarding the presence of great crested newts were also negative. (Policy DRN9 Biodiversity)
- Remedial works to the garage and landscaping will be conducted under permitted development and this has been confirmed by MSDC planning department. Landscaping will include the planting of native trees and additional hedges.
- The proposed building works include the installation of a solar hot water system and current overhead cables will be buried underground. (Policy DRN13 Sustainability)
- A separate planning application will be submitted with regard to an additional access point onto the highway from the northern end and is not included in this application.

The Parish Council reviewed the above points and agreed there was no objection to this planning application.

Resolved: That the Clerk makes known the Parish Council's comments on the two planning applications considered at this meeting to the Corporate Manager, Growth & Sustainable Planning at Mid Suffolk District Council.

- 5 There was no comment or question from the public on any matter of Council business when asked by the Chair.
- 6 Resolved: The following payments were reviewed and the Council agreed to payment by the Clerk.

6.1 Payments for authorisation:

	Description	£
UT 1	SALC training – invoice 2499	£30.00
UT 2	Reimburse Cllr Selvey – Brushes/Wire brushes etc from Electric Fix	£75.89
UT 3	Reimburse Cllr Selvey – White spirit from Homebase	£17.40
UT 4	Reimburse Cllr Selvey Hose Clips for SID (A7650842279)	£14.99
UT 5	Reimburse Cllr Selvey- Hose clip for SID (A8099784710)	£14.99

- 7 It was confirmed that the next scheduled Parish Council meeting is on 8pm Monday 4th October 2021 at the village hall.
- 8 The meeting closed at 8.20pm

These Minutes are in draft form only and they have not been ratified by Council and are not a matter of formal record.
They will be before the next Ordinary Council meeting for approval.