

BRAMFORD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE PARISH ROOM, BRAMFORD ON MONDAY 18TH NOVEMBER 2019

PRESENT: Cllr M Brand, Cllr J Gardiner, Cllr A Haigh, Cllr A Horn, Cllr P Kingham, Cllr L Powell, Cllr C Ranson, Cllr C Wolton

Cllr Horn agreed to chair the meeting in the absence of the elected Chair, Cllr Key.

1.11 OPENING INCLUDING QUESTIONS FROM THE PUBLIC

Two members of the public requested an update on the actions relating to the repair of the Scout HQ windows, stating they urgently needed replacing on a health and safety basis and reflected poorly with the wider community.

They also stated that leaders were looking into sub-letting the HQ building and felt the poor state of the windows was detrimental to these plans.

Cllr Gardiner suggested the Parish council look into the potential purchase of land between the Bramford Water Park and final Cemex development stage. The Clerk stated she would contact the Land Registry.

2.11 TO RECEIVE REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Written and verbal report from County Councillor John Field, in line with 'political purdah' guidelines, including the state of bus services due to be raised at budget level and general update on CIL funding.

Verbal report from District Councillor James Caston, including the future transfer of parking responsibilities from police to local authorities the Tree for Life scheme.

3.11 APOLOGIES

None received, all Councillors present.

4.11 DECLARATIONS OF INTEREST RELEVANT TO ANY ITEM ON THE AGENDA

Cllr Horn stated he had previously made comment regarding item 10(c) and would take no part in the debate or vote on this.

5.11 MINUTES

Councillors agreed to approve and sign the minutes of the meeting held on 21st October.

6.11 STATUTORY BUSINESS

None

7.11 ACTION PLAN

- a. Works to Council Building – external woodwork and windows – The Clerk advised Councillors that efforts continued to obtain an appropriate number of quotes and agreed to take the suggestions presented at the meeting to action.
- b. Cemetery – Field adjacent to cemetery – maintenance – The Clerk advised Councillors that legal advice still needed to be sourced.
- c. Cemetery – Unauthorised structure – Plots 589, 560, 561 – The Clerk advised that no further action had been possible at this time.

8.11 FINANCE

Councillors were advised that recent issues surrounding the failure by the Cooperative Bank to advise the Council about postal address inaccuracies meant the Council had no cheque book and that payments this month would need to be paid via telephone banking.

Councillors agreed to make payments of £4,128.45

9.11 GUIDE AND SCOUT HQ

Councillors considered three quotes regarding the construction of a new disabled toilet and reconfiguration of existing toilet facilities and agreed to accept the quote from KBB(East Anglia)Ltd, totalling £11,700 inc VAT.

10.11 PLANNING

- a. DC/19/05052 - Planning Application - Erection of office building Use Class B1(a) with altered access and car parking. (Resubmission of approved scheme under DC/19/02748) – 8 Loraine Way
Councillors offered no objection to this application

- b. DC/19/05119 - Householder Planning Application - Erection of two storey side extension (following demolition of existing garage) – 1A Angel Road
Councillors offered no objection to this application

- c. DC/19/05068 - Full Planning Application - Erection of dwelling with garage – Land East of Vicarage Lane
Councillors objected to this application for the following reasons.
The application does not fulfil ‘sustainable development’ objectives (NPPF) for a number of social and environmental reasons, including a significant risk of future flooding within the lifetime of the proposed development (Joint Local Plan (draft) 03.03-Objectives (vi)).
Chapter 14 of the NPPF (para149) states the long-term implications for flood risk should be taken into consideration, whilst paragraph 155 states ‘...development in areas at risk of flooding should be avoided...’ and continues by stating ‘...where development is necessary...should be made safe for its lifetime...’. Councillors can find no evidence to suggest this development is ‘necessary’ by any means and are aware of social media posts that indicate evidence exists to suggest the site will be subject to significant flooding within the lifetime of the new Joint Local Plan document.

Councillors would ask that decision-makers consider this evidence, and undertake their own enquiries to establish future risk as per the NPPF.

Councillors noted this development did not form part of the JLP map indicating potential future development and the current status regarding the 'five year land supply', this being above the required figure.

Councillors noted the biodiversity of the site and its links with other nearby wildlife sites, including the presence of Skylarks and a possible Badger sett.

Previous information supplied by a representative, indicating forestry management advice regarding the site, has been denied by the agency identified and councillors remain concerned as to the integrity of the applicant in respect of protecting relevant wildlife habitats as a result.

Paragraph 174(a) of the NPPF states wildlife-rich habitats should be safeguarded and 'if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated for or, as a last resort, compensated for then planning permission should be refused' (175(a)).

Councillors expressed concerns as to the locality of the development, with one of the significant boundaries adjacent to the grounds of the Grade 1 Listed church and the site access adjacent to churchyard access.

Chapter 16, para.185, of the NPPF states 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment...' and Councillors consider this development to be negatively impactful on the immediate locality.

Councillors are aware of a potential covenant relevant to the site that indicates the land was not to be built upon but appreciate they are not in possession of any documentation relevant to this aspect. It is hoped that further clarity can be established with regard to the legality and relevance of this covenant as enquiries with the Diocese have been instigated by the Parish Council.

Councillors unanimously agreed to oppose this application on the grounds recorded above.

15.11 REPORTS FROM COMMITTEES AND RELEVANT GROUPS

- a. Bramford Playing Field – Cllr Gardiner advised Councillors that the Committee were looking to erect a 22mtr fence to replace fencing damaged by developers at the nearby Willowbrook site.
- b. Loraine Victory Hall – Cllr Horn advised Councillors that further security improvements had been installed and that the Hall was busy with bookings.
- c. Bramford Open Spaces – nothing to report
- d. Councillors' Reports – nothing to report

16.11 CLERK'S REPORT

The Clerk advised Councillors of the continued efforts to transfer online cashbook files to the new laptop which was delaying work on the budget figures.

The Clerk advised Councillors of a number of administrative issues with funeral directors wishing to conduct interments in the Bramford Lawn Cemetery which have resulted in breaches of the cemetery rules, and the failure in some circumstances for payment to be made according Parish Council's requirements.

Councillors agreed for the Clerk to make a written complaint to the relevant parties, including a request for compensation where issues have resulted in a financial detriment for the Parish Council.

17.11 ITEMS FOR NEXT MEETING

Cllr Wolton suggested that a letter of thanks be sent to previous Chair, Gareth Key

Cllr Gardiner mentioned works to trees required in Bramford Road and Fraser Road.

9.05, Meeting closed.

SIGNED

DATE

DRAFT