

BRAMFORD PARISH COUNCIL

MINUTES OF THE MEETING HELD IN THE PARISH ROOM, BRAMFORD ON MONDAY 16TH MARCH 2020

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

1.3 QUESTIONS FROM THE PUBLIC

None received

2.3 TO RECEIVE THE REPORTS OF THE DISTRICT AND COUNTY COUNCILLORS

County Councillor John Field had previously sent apologies and submitted written report

District Councillor James Caston provided a verbal report including information on the possible use of locality funding for COVID-19 issues, delays in the set-up of the new parking enforcement team and concerns over security at Fison's site.

3.3 APOLOGIES

Cllr C Ranson, Cllr J Gardiner

4.3 DECLARATIONS OF INTEREST RELEVANT TO ANY ITEM ON THE AGENDA

None received

5.3 DISPENSATIONS

None received

6.3 MINUTES

Councillors **agreed** to approve and sign the minutes of the meeting held on 17th February

7.3 STATUTORY BUSINESS

- a. Councillors **agreed** to adopt a complaints policy, deferred from the last meeting, after the Clerk confirmed vexatious complaints were dealt with from point 4 onwards.

8.3 ACTION PLAN

- a. Cemetery – Field adjacent to cemetery – maintenance – awaiting legal advice
- b. Cemetery – Unauthorised structure – awaiting legal advice
- c. Purchase of land adjacent to Ship Lane river bridge – awaiting legal advice
- d. Ship Lane river bridge – repainting of railings – awaiting response from Environment Agency

9.3 FINANCE

- a. Monthly Payments – Councillors **agreed** to sign cheques to the value of £2,984.45
- b. Neighbourhood Plan Flyers – Councillors **agreed** for £150 to be made available for the Clerk to prepare and get printed up to 1000 flyers for distribution.

10.3 PLANNING

- a. DC/19/05068 – Full Planning Application – Erection of dwelling with garage – Land East of Vicarage Lane

Councillors **agreed** to continue to object to this application, currently up for appeal, for reasons already identified at their meeting in November 2019 as follows,

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 a 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 sites 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 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’re 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.

- b. DC/18/00233 for variation or removal of condition 15 (Pedestrian and cycle link) – Land East of The Street and Loraine Way

Councillors **agreed**, due to insufficient information presented, that they were unable to consult appropriately on this application, with the main concern being the proposal for access

potentially onto Bramford Parish Council land. Councillors request further more detailed information to determine a response through the appropriate democratic processes.

11.3 BRAMFORD LAWN CEMETERY

- a. Cemetery Rules – Councillors **agreed** for the rules to show contact between funeral directors and the Clerk to be via email only to ensure written record of interment reservations, and for rules to clarify date of interment to be only confirmed by way of receipt of completed Notice of Interment form and full payment. Councillors also **agreed** that a financial penalty be demanded if payment not received within three days before date of interment.
- b. Notice of Interment form – Councillors **agreed** to revise document to request an address as well as name of Exclusive Rights applicant to effect the safe dispatch of Exclusive Rights document
- c. Cemetery Fees – Councillors **agreed** to increase Bramford resident burial and cremation plot fees from £520 to £650 and £420 to £450 respectively, to increase the re-opening fee from £210 to £230, to increase the erection of a memorial fee from £70 to £80 and to increase an additional memorial inscription fee from £30 to £35, in line with existing comparable fees, to come into effect from 1st April 2020.

12.3 WORKS TO BUILDING

Councillors **agreed** to use information provided in the updated Chick report for the purposes of tendering on work to external woodwork and windows of the Parish Room and Guide and Scout HQ building

13.3 BRAMFORD BUS SERVICE

Councillors **agreed** to defer this item to allow time for suitable suggestions on potential solutions to be provided, before approaching Suffolk County Council

14.3 REPORTS FROM COMMITTEES AND RELEVANT GROUPS

- a. Bramford Playing Field – Nothing to report
- b. Loraine Victory Hall – The Clerk confirmed receipt of the agenda and minutes for the last meeting of the LVH Committee
- c. Bramford Open Spaces – Nothing to report
- d. Councillor's reports
 - i. Nothing to report on Councillor's activities
 - ii. Cllr Wolton advised Councillors that the primary school extension was on schedule
Cllr Haigh advised Councillors of a large crack in the wall of the weir in Fraser Road with the Clerk agreeing to contact the Environment Agency

15.3 To resolve under the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the Meeting due to the confidential nature of the business to be transacted below.

Councillors **agreed** to exclude the public and press from the meeting due to the confidential nature of the business to be transacted

16.3

All matters relating to this item recorded within separate confidential minutes

9.15pm, Meeting closed

CHAIR

DATE