

DALHAM PARISH COUNCIL**Minutes of the meeting held on Thursday 15th November 2018**

Councillors present: John Riddell (Chairman), David Fitch and Isobel Aylott

Also present: Joanne Kirk (Clerk) and 8 members of the public

Open Forum

The following issues were raised during the Open Forum:

- Planning applications DC/18/2120/LB and DC/18/1425/FUL
- Traffic speeding down Stores Hill
- A 'near miss' on the B1085 at the Gazeley/Ashley junction

1. Acceptance of apologies for absence

Rachael Padman, John McDonagh, Jackie Bolton and Simon Bates sent their apologies. County Councillor Robin Millar also sent his apologies.

2. Declaration of Interest in items on the agenda and dispensation requests

No councillors declared an interest in any items on the agenda and no dispensation requests were made.

3. Planning**a) DC/18/2120/LB - Conservatory to north east elevation**

It was resolved that no objections would be made to this application.

b) DC/18/1425/FUL - 2 dwellings and ancillary access arrangements (retrospective)

It was resolved that the Parish Council would object to this application for the following reasons:

- The application is not materially different to the previous application DC/16/1735/FUL which was refused by Forest Heath District Council and by the Planning Inspectorate on appeal. Dalham Parish Council's original response therefore still stands, namely:

The Parish Council assumes that the fact that there is a demolition notice on the property will be taken into consideration by FHDC when making its decision. The Parish Council has formulated its response based on how it would have treated the application had it been built on an undeveloped plot. The Parish Council objects for the following reasons:

The Parish Council stands by the objections it made at the Planning Appeal namely that all planning applications should comply with current planning regulations.

The design of the proposed developments is out of character with the local vernacular architecture, where over 30% of the properties are listed, and would cause harm to the unique visual amenities of Dalham's varied street scene and conservation area.

The size is too large compared to the Almshouses nearby, the shape of the roof is of a modern style which is not reflected anywhere else in Dalham.

The design and scale of the properties adversely impacts on the views into and out of the Conservation Area.

The position of the exit road is unsuitable for the location which is at the bottom of a hill and outside the 30mph speed limit which means that traffic will be approaching at speed. The section of road is already dangerous as it narrows into a sharp bend and is the main route for traffic including HGVs passing through Dalham from the A14.

None of these objections have been addressed or remedied in the revised application.

Dalham Parish Council would also like to submit the following additional comments:

- Concerns about Highways safety. The application shows an amended access onto Stores Hill. Planning policy DM2 section states that *designs should be produced in accordance with standards, that maintain or enhance the safety of the highway network*. Dalham Parish Council does not believe that this application meets this criterion.

- The proposed access joins the B1085 at the bottom of Stores Hill. At this point the road narrows to a single carriageway making access onto it even more precarious. This is a busy road and accessing it at this point will be unsafe, particularly as vehicles travel at speed as they enter the village.

Dalham is a rural village which has a large number of heavy agricultural vehicles using Stores Hill day and night during harvest, and this needs to be taken into account when considering the safety of the access to the site.

- The visibility splay as described in the application is inaccurate and is not clearly defined and appear to breach Suffolk County Council's Highways safety guidelines for visibility splays. It is essential that it is confirmed at this point, not at a later stage as suggested by the applicant.
- The proposed access will cross an area which is used as a parking area for residents of the Almshouses in Dalham. This site has been used as a parking area for over 40 years and long before the applicant purchased the Woodyard. With the loss of this parking area cars would have to park on the main road making this section even more dangerous, particularly as there is no footway for pedestrians. This issue cannot be remedied by any scheme with the access situated as proposed and breaches policy DM2(l) – the highways safety enhancement requirements for new developments. It also points to the requirement for some alternative access for this development to be compliant with DM2(l) regardless of any other issues.
- The development is out of keeping with the village and the Conservation Area in terms of design and material and does not comply with planning policy DM2(c)). The flaws cannot be overcome by mitigation strategies as suggested in the application.
- The houses do not comply with DM2(g/v) due to loss of privacy and overlooking. The amenities of existing affordable housing (the Almshouses) will be damaged as the development is too close to the Almshouses and some windows overlook their gardens.
- Affordable housing.
 - Whilst the Parish Council is sympathetic to the need for affordable housing, insufficient information is provided to enable the Parish Council to take a balanced view about the use of the homes for affordable housing.
 - Dalham is classed as a small settlement. Policy CS9 of the Forest Heath Core Strategy states that a *'proposal for affordable housing development with the area designated as small settlement and countryside will be permitted only where: The proposal would help to meet a proven local housing need for affordable housing as demonstrated in a Local Housing Need Assessment or waiting lists information'*. This information has not been provided.
 - Policy CS9 also states that *'the affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property'*. No information is provided about how this criterion would be met.
 - No definition is provided as to what is classed as affordable housing. In most instances affordable housing is classed as 80% of market rent. In a village like Dalham renting two three-bedroomed properties at 80% of market rent would still be beyond the reach of most people.
 - No information has been provided about how the properties would be managed. Would they be sold, rented or be offered as shared ownership properties? Will they be managed by a housing association, if so which one?
- The site is subject to an Enforcement Order which came about as a result of a long investigation. To ignore this would be to make a mockery of the planning and enforcement process and constitute an enormous waste of tax payers' money.
- There seems to be inconsistency between the way applications in Dalham are treated by Forest Heath District Council. The owner of the Mill and other residents have been subject to rigorous restrictions to

comply with planning policy whereas the same level of scrutiny does not seem to have been applied to this application.

4. Approval of minutes of the meeting held on Thursday 20th September 2018.

It was resolved that the minutes were correct. The chairman then signed them.

5. County Councillor's Report

A written report was received. Robin Millar asked if Dalham Parish Council would be interested in taking on basic highways maintenance. It was resolved that this would only be possible if additional funding was passed on to the Parish Council from Suffolk County Council as Dalham does not have sufficient reserves to cover any increased costs.

The clerk was also asked to report back that there has been another 'near-miss' at the junction between Gazeley and Ashley on the B1085.

6. Borough Councillor's Report

No report was received.

7. Police issues

It was resolved that the clerk would contact the Safer Neighbourhood Team to ask if they would be able to set up some equipment to monitor the speed and flow of vehicles on Stores Hill.

8. Update on list of actions agreed at the last meeting

There were two outstanding councillor actions.

9. Finance

a) Approval of any payments and signing of Schedule of Payments

It was resolved that the following payments would be approved:

- J P Kirk - expenses – LGA 1972, s111 – **£18.15**

Isobel Aylott and David Fitch signed the schedule of payments and invoices. The chairman countersigned it.

b) Approval of payments authorised between meetings

No payments were authorised between meetings

c) Receipts and Payments (including regular and online payments) made since the last meeting

Receipts		Details		Amount
Payments	Minute reference	Details	Method	Amount
10/09/18	118/8g	Fidelity Funds Network	D/D	£15.00
24/09/18	131/9a	Risby Parish Council - 12% of cost of clerk's workplace phone	Online	£20.88
24/09/18	131/9a	J P Kirk - expenses	Online	£19.30
24/09/18	131/9a	CAS Ltd - insurance - 5 yr. LTU	Online	£240.90
26/09/18	132/10a	Suffolk County Council - 30 mph roundels	Online	£525.91
28/09/18	123/8n	Staff costs	S/O	£221.33
03/10/18	131/9a	ICO Data Protection Fee	D/D	£35.00
08/10/18	131/9a	HMRC - PAYE	Online	
08/10/18	118/8g	CAS - website hosting fee	Online	£60.00
10/10/18	118/8g	Fidelity Funds Network	D/D	£15.00
11/10/18	131/9h	Glasdon UK - grit bin	Online	£177.82
30/10/18	123/8n	Staff costs	S/O	

d) Signatory to complete the checklist of Internal Controls including confirmation of bank reconciliation

Isobel Aylott checked the Council's bank statements and signed the checklist of internal controls.

Current account: £3,703.40

Deposit account: £6,000.91

e) **Draft budget 2019 – 20 and budget report 2018 - 19**

It was resolved that the draft budget would be approved and that the precept request would be £6,276. This is an increase of 2.58% which equates to £1.22 per annum per band D household. The parish council element for a band D household will be £48.54 per annum an increase from £47.32. The clerk and Chairman signed the Parish Estimates form.

10. **Highways/Rights of Way/Tree Issues**

a) **Update on the Dalham footpath leaflet**

All the information required by Suffolk County Council has been submitted. The clerk was asked to email David Falk to find out when the first draft of the leaflet will be available.

b) **Reporting highways problems to Suffolk County Council's highways**

It there is a pothole or other highways issue the easiest way for residents to report it is online via the Suffolk County Council website (www.suffolk.gov.uk – report it). The clerk was asked to include information about how to report things in the next newsletter.

11. **Disposal of old parish council documents**

Non-contentious documents have been disposed of. It was resolved that Isobel Aylott would ask Jackie Bolton to go through the remaining information and decide which documents should be kept and which ones should be disposed of. The clerk agreed to email the Retention of Documents policy to councillors.

12. **Village issues**

a) **Quotes for village signs**

The Council sought quotes from three companies and received quotes from two. A replacement single-sided wooden sign made out of oak by a master craftsman would cost in excess of £9,000. A forged metal sign would cost in the region of £3,500.

It was resolved that the Council would purchase a GRP (fibre glass) sign from Alpha signs who made the original sign at a cost of £1,965 plus £95 for installation. The replacement sign will be a replica of the existing sign. It was resolved that the clerk would contact Robin Millar to find out if he has any locality funding available.

b) **Relocating the litter bin**

It was resolved that the bin will be positioned on the verge beside the bridge over the River Kennett on the footpath to Moulton. Isobel Aylott agreed to check the installation instructions and forward them onto the clerk. It was resolved that the list of maintenance jobs which are outstanding would be forwarded on to a local handyman for a quote.

13. **Correspondence**

a) **Letter from West Suffolk re their consultation on the West Suffolk Housing Strategy**

It was resolved that the Isobel Aylott would respond on behalf of the Parish Council.

b) **Email from the Boundary Commission giving details of their final recommendations**

Dalham will be part of a ward with Ousden, Lidgate, Chedburgh, Chevington, Hargrave, Depden and Rede

c) **Email from West Suffolk inviting councillors to attend a presentation about County Lines on 17th December**

No councillors were able to attend.

d) **Email from West Suffolk about its polling district review**

It was agreed that Dalham Village Hall is a suitable location for a polling station as it has disabled access.

e) **Letter from West Suffolk about the cost of a contested election in 2019**

The cost of a contested parish council in Dalham could range from £500 to £1,500. The Parish Council has allocated funds of £600 for election costs, any additional costs would be paid for from the Council's reserves.

There being no further business the meeting closed at 8.35pm.

Signed (Chairman) Dated