

**BRADFIELD ST CLARE PARISH COUNCIL**

**MINUTES OF ADDITIONAL MEETING HELD ON 1 OCTOBER 2018**

The Additional Parish Council Meeting was held on Monday 1<sup>st</sup> October 2018 at 7.30pm in the Village Hall. The Chairman Cllr J Kirk welcomed the following Cllrs: M Newlands, G Thomas and M Hignett, P Foster and the Parish Clerk, N Smith. Borough Cllr Sara Mildmay-White was also present at the meeting, together with 2 members of the public.

1. Apologies for absence – none.

2. Declarations of Interest – none.

3. Public Forum

Parishioners in attendance raised their concerns in relation to planning application DC/18/1682/FUL – St Clare Hall Famr, St Clare Hall – 1 no. building to contain horse walker as follows:-

- Increase in construction traffic flow in the short term, along Bradfield St George Road. There has already been some very large articulated lorries going to and from St Clare Hall, some being low loaders.
- One of the aforementioned vehicles has caused a great deal of damage to the hedge outside of parishioner's home. The large plastic mud flaps on the vehicle ripped out a section of the hedge when he took the corner into Bradfield St George Road (numbers 1-6) which is also referred to as St Clare Hall Road in the application too soon and caused damage to the hedge. Replanting at some cost has had to take place, but the residents have lost some privacy whilst that hedge grows.
- In addition three paving stones outside of the front gate of the parishioners property have also been damaged by large vehicles driving that far up near the gate.
- Large vehicles are over shooting the entrance to Bradfield St Goerge Road (numbers 1-6) and in order to remedy this they are backing up, sometimes on to the carpark outside the Village Hall. Concerns about damage to roads and possible safety issues at times when clubs and events are on at the Village Hall.
- Concerns about increase in traffic in the longer term if the horse walker is used as part of a commercial venture.
- Believe that the drivers of the large vehicles are from Germany and it would be helpful if the Applicant could ask them to take more care on the rural roads in the village and particularly the entrance area and along Bradfield St George Road.

4. Clerk's Report:

i. Cllrs considered the following schedule of items approved and awaiting authorisation:

Previously approved cheques (paid September 2018)

SALC	subs(replacement chq)	135.36	chq400	LGA 1972
Grapevine	donation	80.00	401	LGA 1972
A Spall	grass cutting	200.00	402	LGA 1972
M Morley	grass cutting	100.00	403	LGA 1972
PCC	grass cutting	120.00	404	LGA 1972

Signed.....

Dated.....

## Schedule of invoices awaiting approval

N Smith	salary (since May 2018)	193.20	405	LGA 1972
CAS	PC Insurance	159.93	406	LGA 1972

Chairman Cllr Kirk proposed approval, and Cllr Thomas seconded. All Cllrs agreed.

Clerk reported that letters of thanks had been received from the Church Warden and the Grapevine for the donations given by the Parish Council . The donation to the PCC helps with the cost of grass cutting, and the donation to the Grapevine helps to ensure that the Grapevine is distributed free of charge to all members of the community.

- ii. Clerk updated Cllrs on the 2017/2018 audit. Audit had proceeded well. PKF Littlejohn had confirmed that the Clerk could now post a Certificate of Exemption for 2017/2018, and that next year the PC could simply submit a Certificate of Exemption for 2018/2019.

## 5. Planning

- i. Application DC/18/1682/FUL – St Clare Hall Farm, St Clare Hall, Bradfield St Clare. 1 no. building to contain horse walker.

Following discussion the following comments were agreed:-

- Concerns regarding large articulated vehicles coming from Germany with materials for the build on BSG Road which is a small, narrow rural road. Express concern and ask that planners consider whether the load can be decanted from larger articulated vehicles on to smaller vehicles at say Bury St Edmunds, before it then comes through this small rural village and the tight corner on to Bradfield St George Road (numbers 1-6). Damage has already been caused to a resident's hedge.
- Supervised entry of large vehicles (by a member of the construction team) in and out of Bradfield St George Road (numbers 1-6), also referred to as St Clare Hall Road.
- A planning condition that there are time restrictions on the hours during the day that the construction team can work. Would prefer no working at the weekends at all but SMW advised that usual conditions may include a Saturday morning.
- The PC considered it important that informing residents on St Clare Hall Road of what days construction traffic will be arriving would be helpful as they would have the option of then taking their cars off that road, aiding smooth flow of construction traffic in and out of the site, but also limiting any damage that can be caused to park vehicles. Although this is unlikely to be a planning condition it would be helpful if the Applicant pursued this.
- Concerns about increase in traffic in the short term with construction traffic and some measures to try to assist that have been set out above. Concerns about longer term increase in traffic flow with regards to any increase in slurry/manure being taken away from the site. Following a site meeting with the Applicant, Cllrs were advised that the Applicant has some 45 horses, of his own, that will be using the horse walker.

Signed.....

Dated.....

- Concerns that the horse walker will become used as part of a commercial venture by the Applicant. Parish Council would like a condition of any planning approval to be that the horse walker is not used as part of any commercial venture as this would increase traffic through Bradfield St George Road and St Clare Hall Road.
- Finally, the PC had concerns that the infrastructure of Bradfield St George Road/St Clare Hall Road will become damaged whilst heavy articulated lorries are coming in and out of the site. As such the PC would like a planning condition that the road infrastructure and any damage incurred to other infrastructure be remedied by the Applicant.
- The Applicant had assured the Parish Council at a site meeting that no loud speaker system or outdoor lighting will be used once the horse walker building is in place.
- The Parish Council does not object to the application but would strongly urge the planning department to come out to the site and see the close proximity of the Village Hall, the main part of Bradfield St George Road, the turning into Bradfield St George Road (numbers 1-6)/St Clare Hall Road, and the damage already sustained to a parishioners hedge alongside the request for various conditions as set out above.

ii. Tree Preservation Order – TPO/008 (2018) – The Lodge, Bury Road, Bradfield St Clare. Tree Preservation Order (provisional basis) was made by the St Edmundsbury Borough Council on 20 September 2018. Two Oak Trees situated on the eastern boundary of The Lodge which hold a high historical; amenity and wildlife habitat value.

Following discussion the no objections were raised by the PC to the making of this TPO.

6. Date of next meeting – 13<sup>th</sup> November 2018

Meeting closed: 8.20pm

Signed.....

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