

BRADFIELD ST CLARE PARISH COUNCIL**MINUTES OF ADDITIONAL MEETING HELD ON 14 OCTOBER 2020 AT 7PM****BY WAY OF VIDEO CONFERENCING**

The Chairman Cllr J Kirk welcomed the following Cllrs: M Newlands, M Hignett, Alex Duchesne, together with the Parish Clerk- N Smith. Borough Cllr Sara Mildmay-White and County Cllr Karen Soons were unable to attend the meeting due to prior commitments.

1. Apologies for absence – Cllr Foster sent his apologies due to ill health;
2. Declarations of Interest – No declarations of interest;
3. Public Forum: no members of the public had requested to join the meeting;
4. Planning:

- (i) Application DC/20/1551/FUL – Bush Green Farm, Elm Green Lane, Bradfield St Clare, Suffolk, IP30 0BH – application for (i) menage (ii) lunge pen (ii) PV panels and associated bund and landscaping.

Following discussion the Parish Councils concluded that they objected to this application because of the following concerns:-

- It is noted that the Applicant/Agent seems to rely heavily on the previously approved application in 2014. However, there are some marked differences between that 2014 application and this application DC/20/1551/FUL. There is now the addition of a lunge pen and PV panels, and a bund and landscaping. There is also lighting that is of concern to the Parish Council;
- With regards to the lighting, it is stated to be on 6 metre poles. However, there is no indication on the plans submitted as to where those 6 metre poles will be placed, instead the application just gives details of the fixtures. The Applicant/Agent is stating that it is directional lighting and will not cause any issues to neighbouring properties. However, the Parish Council are not convinced that this will be the case, and without stating where those poles will be placed the Parish Council consider that it is impossible to make such a claim;
- The Parish Council are curious as to why lighting is required. If this is a non commercial/business manege and lunge pen then why would evening activity, and therefore lighting, be required?;
- Further, the Parish Council note that the Applicant/Agent state that this application is not for commercial/business activity but a recently approved application in the village for a similar set up was also stated to be as a “hobby” but it has become clear that there is a lot of activity around that site and it appears to neighbours that it is being run as a business. This attracts a

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much greater flow of traffic to this site. The Parish Council have concerns that the same will happen at Bush Green Farm. Elm Green Lane and indeed Bury Road in the village is not set up to take a greater flow of traffic in and out of what could, very easily without conditions imposed, become a commercial/business venture;

- With regards to the proposed PV panels, these were not in the 2014 planning application. The Parish Council has concern that these will be in view from other neighbouring properties;
- The elevation plan provided by the Applicant/Agent is more of a sketch of the site and does not set out, or precisely set out, details such as the lighting and the PV panels, and as such far more detail is needed before any decision should be made in relation to this planning application;
- The Parish Council are unclear as to why the bund and associated landscaping is required;
- The concerns raised above lead the Parish Council to have concerns that the application is “ambitious” for private and non commercial use, and that in time this has the potential to become a commercial business. If the Local Planning Authority is minded to approve this application we would request that there are restrictions/conditions put in place and that the Applicant is not permitted to turn this site into a commercial/business venture, and that should the site be sold it would need to be sold under the same title as the main occupancy (therefore not permitting the Applicant and or any future owner to sell the site off separately for commercial/business use.

5. Update on tree maintenance works:

Further to previous meetings, the Parish Council had received recommendations, from a qualified Tree Surgeon, for the following maintenance works in addition to the one tree previously identified earlier in the year:-

- To prune silver birch tree clear of overhead wires;
- To prune sycamore tree off phone cables;
- To prune walnut tree away from village sign;
- To raise crown of walnut tree over the road;
- To remove self set walnut tree;
- To repollard willow tree under the high voltage power lines;
- To raise crowns of all trees over the track along the front of the houses.

The quotation for these additional works is £300 plus VAT. This is in addition to the quotation of £400 plus VAT for the maintenance works to one of the trees previously identified, and concerns raised by parishioner.

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County Cllr Soons has approved £700 from her Locality Budget. Clerk has completed paperwork to obtain the grant.

The Parish Council has applied for this grant from the Locality Budget, despite not being the landowners that the trees grow on. Over the 12-18 months the Parish Council, along with West Suffolk Council and Suffolk County Council had tried to identify the landowner but with no success.

The Parish Council had accessed the grants and arranged for works to be undertaken to ensure ongoing safety of that area to both nearby homes and the roadway (walnut tree in particular grows over the road) in the absence of any owner that they could identify.

The Parish Council do not accept liability for the trees and the land, and are not seeking land ownership. Put simply, the County Cllr was able to access funds via her Locality Budget and the Parish Council were “invited” to apply for some funding under that Locality Budget to get some of the more urgent maintenance works done to trees, and this would make the area safer.

Clerk has spoken with the Tree Surgeon and currently he is able to undertake the works on the 10 November 2020.

6. Date of next meeting: 10 November 2020 (unless further additional meeting required before that date)

Meeting closed: 7.35pm

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