

# DALHAM PARISH COUNCIL

Minutes of meeting held on Tuesday 20th November 2012

Those present: Rachael Padman (Chairman), Jackie Bolton (Vice-Chairman), Angela Carr, Vera Azzuri and Mrs J Ince (clerk). County Councillor Lisa Chambers, District Councillor Carol Lynch and PCSO Becky Simpson were also present.

4 members of the public attended the meeting. One member of the public spoke to the Council about her concerns about the speed of vehicles, especially HGVs, travelling into the village from Ousden. Councillor Chambers updated the Council about the progress of the request for a speed survey.

**1. Acceptance of apologies for absence**

Apologies were received from Colum Carr

**2. Declaration of Interest in items on the agenda**

No councillors declared an interest in any items on the agenda.

**3. Presentation by Boyd Nicholas from Forest Heath District Council on planning issues**

Boyd Nicholas spoke to the Council about an Article 4 Direction which would withdraw permitted development rights in a specific area (often the boundary of a conservation area). It doesn't mean that development cannot take place, but planning permission would have to be sought. He spoke about what you can do in a conservation area without the need for planning permission:

If it is a listed building in a conservation area, different rules apply. Different rules also apply to commercial dwellings, flats and maisonettes.

An Article 4 Direction can be used to control any of the elements of the things allowed in permitted development.

To bring in an Article 4 Direction, you have to be able to justify the need for implementing one and a need to protect the visual amenity. The local planning authority has to believe that it will be expedient to implement one. The Council would have to prove that an area is in danger of changing.

One potential problem is that it is not retrospective and you cannot control changes that are not defined as development, for example fitting a new air extractor with a plastic outlet on the outside. If someone fits UPVC windows when they were permitted, it is not 'development' if they decide to change the windows on a like for like basis.

There are two ways an Article 4 Direction can be implemented:

- An immediate process when the permitted development rights are taken away, and then the Council would have 6 months to carry out the consultation.
- A non-immediate process - where permitted development rights are withdrawn by the Local Planning Authority on approval of the decision after public consultation. Part of the reason for this is that there is a potential liability cost. For example if the decision is made to control conservatories and someone has ordered on and now has to apply for planning permission and it gets refused, they can apply for compensation from the Local Planning Authority.

The process is as follows:

- a) Decide if there is a need
- b) Decide what parts of development the Council wishes to control and where
- c) Serve notices and consult for a minimum of 21 days, including at least 2 site notices in the area and in the local press, the County Council and the Secretary of State. If at this point amendments are to be made, the Council would have to go through the process again.

The issue for FHDC would be resources. It is likely that it will be at least 6 months before the work can be undertaken. Under the merger between FHDC and SEBC the number of conservation officers will reduce from 4 - 2.

**Questions:**

If the village supports the idea of an Article 4 Direction, will this lend more weight to the application? Possibly.

It seems contradictory that one building can be listed and a neighbouring property which may be the same age isn't and the owners of that property have much greater freedom to change the building.

Anyone can put a property forward to English Heritage if they think it should be listed, not just the owner

What happens if objections are made during the consultation? They would be reported to a committee at FHDC and would be considered.

**4. Report from the Safer Neighbourhood Team**

No crimes have been reported in Dalham since the last meeting, There have been a lot of burglaries of outbuildings and sheds in the surrounding area though. Thieves are targeting bikes. Residents are asked to remain vigilant and report anything suspicious.

**5. Report from Councillor Chambers (see written report)**

- a) All of the signs for Dalham have been ordered and should be erected before Christmas
- b) The resurfacing will take place in the next financial year
- c) The speed survey has been requested.
- d) There is a consultation on the merger of the Cambridgeshire and Suffolk fire services which will result in significant savings of back office staff, while not affecting frontline services.
- e) Raising the bar in education - Suffolk ranks very poorly nationally and the County Council sees raising standards as a priority

**6. Report by Councillor Lynch**

She spoke about the planning application for 2 Brookside which was delegated to a sub- committee who approved the application.

**7. Co-option of new councillors following the resignation of C Carlson**

As three people have put their names forward and there are only two vacancies, it was resolved that this item would be postponed until the next meeting. The three candidates were asked to write a short paragraph about why they would like to join the Council.

**8. Approval of the minutes of the meeting held on Tuesday 18<sup>th</sup> September 2012 and the planning meeting held on Tuesday 16<sup>th</sup> October 2012**

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

**9. Update on matters arising since the last meeting**

The following actions are still outstanding:

- Pass the letter about the Dalham Searchlights on to Gerry Atkinson or back to the Council if he is unable to help.
- Scan the letter and e-mail it to all the councillors (AC)
- Ask Mary Sharpe about the Dalham Searchlights (JB)

**10. Finance**

**a) Approval of payments**

It was resolved that the following payments would be approved:

- J P Ince expenses - LGA 1972, s111 – £50.53
- J P Ince to reimburse the cost of keys for the notice board - LGA 1972, s111 - £9.50

**b) Receipts and payments made since the last meeting**

The statement of receipts and payment was approved by the Council

**c) Budget 2013-14**

The Council approved the budget for 2013/14. At present the precept request is £5,210 which is the same as last year. It was resolved that R Padman and the clerk would be authorised to adjust the amount allocated to the reserves in the budget in line with the excessive Council Tax Trigger and complete the Parish Estimates form when it arrives.

**d) Annual Return 2012.**

The Annual Return has been returned by the auditors BDO LLP stating that no matters have come to the attention of the auditors giving cause for concern that relevant legislation and regulatory requirements have not been met

**12. Planning**

- a) **F/2012/0603/CAT**, The Woodyard Stores Hill Dalham, Fell 3 Sycamore trees - no objections
- b) To discuss the Forest Heath District Council and St Edmundsbury Borough Council Joint Development Management Policies Submission consultation document and decide what response to submit, if any. The document was circulated to councillors for comment.
- c) Letter from Forest Heath District Council and St Edmundsbury Borough Council giving details of their Joint Affordable Housing Supplementary Planning Document (SPD) Consultation.

**13. Highways Issues**

It was resolved that:

- R Padman would produce a map detailing the proposed location of grit piles in Dalham.
- The Council will draw up a list of volunteers who will be covered on Suffolk County Council's insurance to spread the grit
- Councillors will approach businesses in Dalham who might be willing to sponsor a grit bin
- The clerk would contact Lauren Green to ask if the Dalham Estate would be willing to sponsor a couple
- The decision as to which bins to purchase would be delegated to V Azzuri, R Padman and A Carr.

A Carr said that Carr Aviation would sponsor two grit bins.

**14. Correspondence:**

- a) Details of Hargrave and Ousden Oil Syndicate. It was resolved that this information would be included in the next newsletter
- b) Letter from the Voluntary Network giving details of their services and requesting a donation. It was resolved that no donation would be made.
- c) E-mail from Emma Ferris giving the provisional date for the next Parish Forum on Tuesday 22nd January 2013. It was resolved that the clerk would remind the councillors of the event once the date has been confirmed.
- d) E-mail from Colin Spence publicising a three-month consultation which asks residents to have their say on a proposed merger between Suffolk Fire and Rescue Service and Cambridgeshire Fire and Rescue Service. Newsletter It was resolved that no comments would be submitted as the Council has no objections to the proposals.
- e) Suffolk Hedgerow Survey. The survey was passed on to Isobel Aylott.

**There being no further business the meeting closed at 9.30p.m.**

Signed ..... (Chairman) Dated .....