

MINUTES OF A MEETING OF ALPHETON PARISH COUNCIL  
HELD AT ALPHETON VILLAGE HALL ON 6<sup>th</sup> FEBRUARY 2018 AT 7.00 PM

Present; Ken Watkins, (Chairman), Richard Barraclough, Madeline Gray, Richard Kemp, Graham Maskell, Bridget Sumner and Julie Rix the Clerk.  
 Also present John Nunn (District Councillor) and Nicola Smith the new Clerk.

Mr Watkins welcomed everyone to the meeting.

Apologies; Trevor Rix (In Hospital)

Declaration of Interest : There were none.

The minutes of December 2017 were signed as correct. Proposed by Richard Barraclough and seconded by Graham Maskell.

Matters Arising

The directional road sign at Bridge Street which was retrieved from the river has still not been reinstated in spite of help from Mr Kemp.

The Brass plaque to commemorate Alan and Christine Ariss and their service to this community has been placed on the wall in the Village Hall entrance.

Highways

Mrs Gray has reported a pothole in Bridge Street which has been inspected by Suffolk County Council. It seems that it does not fit the criteria as they have declined to fix it.

Suffolk Highways is looking to develop its Community Self Help offer. The scheme will enable local community groups including Parish Councils to undertake work that Suffolk Highways does not have the budget to undertake. There is an online survey to complete by visiting [www.surveymonkey.co.uk/r/SuffolkHighwaysCommunitySelfHelp](http://www.surveymonkey.co.uk/r/SuffolkHighwaysCommunitySelfHelp) by 28th February. This will be used to develop guidelines ready to launch with communities in June 2018.

Planning

Application DC/17/05771 Newmans Lodge, Alpheton.

Revised boundary of application site. Granted.

A recording of the planning meeting which was held to determine the status of the proposed houses at Newman's Lodge has been received. Ms Sumner gave her notes on it as follows;

*John Davies, Case Officer presented facts as per his original report and recommendation for refusal. Key matters highlighted included:*

- *During the 1970's 4 houses occupied the site. These were destroyed in the 1970's and therefore any "rights had been lost" and "not for consideration".*
- *CS2 – under the Settlement Hierarchy Alpheton falls under countryside and therefore planning approval requires "exceptional circumstances". No argument has been put forward to support/demonstrate "exceptional circumstances".*
- *The stretch of road is described as linear with good vision and therefore access issues dismissed.*
- *NPPF assessment of social, economic, environmental benefits – development goes against core strategy e.g. not sustainable.*

*Mr Weeks was given 3 minutes to brief the committee. He used the time to demonstrate that the development was sustainable:*

- *To drive from Alpheton to Tesco's in Sudbury takes 10 minutes. To walk from Cross Street in Sudbury to Tesco's takes 11 minutes.*

- He explained that Alpheton "bucks the trend" with an influx of workers.
- He also highlighted the trend for purchasing retail items via the internet.

A question was raised about the current number of houses in Alpheton =75. Comment was passed that only 3 houses have been built in the last 20 years.

Committee members were then invited to comment. Responses included (not in order of proceedings):

- Do we need more housing in Alpheton?
- There is a good bus service, 2-3 buses per day between Sudbury and Bury.
- Will this development enhance and help sustain the village?
- Where will this end?
- This is the thin end of the wedge.
- There is a garage.
- One committee member suggested that the Parish Council's view should be taken into consideration, as this should represent the views of the parish. "Feedback (from APC) is not particularly strong in favour of this". Members of the Committee did not see the road as an issue and one person suggested that regarding the proposed building materials, it was good to see variety and that houses should not all look alike.

A New Planning Application had been received;

Application For Outline Planning Permission - DC/18/00454

Proposal: Outline Planning Application (Access, Landscaping, Layout and Scale to be considered)  
Erection of up to 4No dwellings and vehicular accesses.

Location: Lynwold, Old Bury Road, Alpheton, Sudbury Suffolk CO10 9BT

Comments by 23rd February 2018.

Full details of this application are available to view online by visiting

[www.babergh.gov.uk/planning/developmentmanagement/application-search-and-comment/search-for-applications/](http://www.babergh.gov.uk/planning/developmentmanagement/application-search-and-comment/search-for-applications/)

This was discussed by the Council and there were several concerns;

- safety - the exit near the corner would be a traffic hazard;
- is there evidence of a proven need?;
- the ditch is a significant water course and flooding has been a problem along this road.

The Chairman and Clerk will write a response.

The notes below are comments to the Supporting statement and will be used to inform our response;

*Section 6.8: Policy CS2 also states that, within the countryside outside of Core and Hinterland villages, development will only be permitted in exceptional circumstances subject to a proven justifiable need.*

Is there a proven need?

*Section 6.28: the site is within easy walking distance (via a pavement alongside the A134) of the bus stop which is situated close to Alpheton Garage and that which lies just to the south of Old Bury Road. These bus stops provide regular buses to Sudbury and Bury St Edmunds which themselves offer public transport links beyond.*

Inadequate bus service.

*Section 6.29: The sustainability of this site is also supported by the recent grant of planning permission on land at Newmans Lodge, Alpheton (ref B/17/01103, decision 8th September 2017). This site lies just across the A134 from the application site, where the Planning Committee approved the erection of four dwellings on this land despite the Planning Officer recommending refusal of the application.*

Precedent set.

*Section 6.38: This is a long straight section of road where the visibility in both directions is extremely good. The site lies opposite an existing run of residential properties which have accesses directly onto the road, and where traffic is already calmed through natural caution aligned with vehicles from these existing properties seeking access onto the road.*

Old Bury Road is not straight; visibility is restricted in both directions, especially the corner at the bottom of Old Bury Road.

*Section 6.40: According to [www.crashmap.co.uk](http://www.crashmap.co.uk) there have been no accidents recorded in the immediate vicinity of the site, the nearest being some distance to the south.*

There was a four car collision just over two weeks ago on the main road opposite the junction with OBR. No injuries. Two cars towed away, two driven. Was it reported to the police?

*Section 6.45: With regards to the properties to the east, there is a significant screen of landscaping between those properties and the application site, and these are also set well back in their plots and on the opposite side of Old Bury Road. In this respect, the proposal would not impact on these properties.*

Arboricultural Impact Assessment, Section 7: tree removal will have a noticeable visual impact, in particular for views from Old Bury Road to the south-east.

Pictures with that document – none taken from OBR showing the willows

*Section 7.5: Safe access can be achieved to the development, in an area with no recorded accidents and where natural traffic calming occurs due to the presence of existing residential properties and their accesses onto the road. In this respect, the development would not give rise to detriment to users of the highway.*

Mr Kemp noted that National Planning Policy overrides all. Ms Smith will have a look at the Draft Joint Local Plan as this will indicate the percentage of new building allowed for Alpheton.

#### Finance

The Risk Assessment for the period 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019 was presented and signed. We have a bulletin by the Pensions Regulator regarding auto-enrolment, and correspondence from SALC regarding Precept Referendums.

A Mandate form has also been received from Yorkshire Bank plc to amend the signatories on the account.

We have acknowledgement of Alpheton's Precept on the Charging Authority for 2018/19 of £3,236.00.

The following cheques which have been issued and agreed in principle were authorised;

No; 574	£40.00	Ian Etherton – Grass cutting at Bridge Street
No; 575	£46.95	K Watkins – Brass Plaque in memory of Alan & Christine Ariss

The following cheques were prepared ready for signature;

No; 576	£23.30	P Trevelyan – Refreshments at Christmas lights ceremony
No; 577	£12.00	Alpheton Village Hall – Hire
No; 578	£16.65	Mrs J Rix – Clerk's expenses for November 2017 to February 2018
No; 579	£132.00	PCC Alpheton & Shimplingthorne Magazine

Appeals from Sudbury Newstalk and Neighbourhood Watch were regretfully declined.

The new rates for recycling from February 2018 are as follows; Glass will be £17/tonne, paper £20/tonne and textiles £60/tonne.

#### Chairman's Report

The Chairman has registered our interest in joining a DPO Centre scheme which will take care of our responsibilities under the Data Protection Act. We are not signed up to anything at present, and still

waiting for further advice from SALC. The cost is still not certain. The Local Council Public Advisory Service are running Data Protection Courses in Bury St Edmunds in March – 9<sup>th</sup>, 27<sup>th</sup>, and 12<sup>th</sup> April, 10-12.30 at £40 per delegate.

An email from SALC today said while it is recognised that full compliance by the implementation date of 25 May 2018 may not be possible in all cases, it is considered that would not be problematic providing councils (and parish meetings) can show that they are working towards it. NALC have commissioned a firm of solicitors to draw up a toolkit of advice, notices etc. designed to help councils achieve compliance and we understand this should be available in the near future. This will be free to all member councils and parish meetings.

New Clerk. Julie and the Chairman interviewed the two short-listed candidates, and we were in complete agreement. Nicola Smith attended this meeting, and she and Julie will work together over the next few weeks to transfer everything.

#### Clerk's Report and Correspondence

As listed. We have confirmation of Alpheton's objection (No. 1530) to our entry in The Joint Local Plan Consultation Document.

The online Parish Register of Interests is now up and running and all councillors' details will require up-dating.

Our record on Suffolk InfoLink is due for its annual up-date.

#### District and County Council's Reports

Mr Kemp as District Councillor commented on the future of Babergh DC, planning matters. His January Parish Report covered the deadline for school applications; Review of Autism; School Travel; Plastic Recycling; Woodland Trust's Tree Charter, WASPI Women; Adult Social Care Levy; Suffolk being chosen for a pilot scheme for 100% Business Rates Retention.

The February Report covered Drivers and Mobile Phone use; the additional £21million for the Repair of Suffolk's roads; the Increase in Hourly Funding rate for Childcare Providers in Suffolk; CQC Rating the West Suffolk Hospital 'Outstanding'.

District Councillor John Nunn also commented that he has been asked to become a Volunteer Police Helper.

#### Any Other Business

Ms Smith is organising a workshop with the External funding Expert at Suffolk County Council – Andy Cuthbertson and invited representatives from Alpheton to attend. The Chairman has forwarded this information to the Chairman of the Village Hall.

The next meeting will be April 3rd 2018 at 7pm. The Annual Meetings will be 22<sup>nd</sup> May, then 7<sup>th</sup> August, 2<sup>nd</sup> October, and 4<sup>th</sup> December 2018.

There being no further business this meeting closed at 7.50pm.