

BACTON PARISH COUNCIL

Minutes of the Parish Committee Meeting held on 14 October 2024 held in the meeting room at St Mary's Church, Bacton.

Councillors Present: Vanessa Kingsley (VK) (Chairman), Julie Bonner (JB), John Kingsley (JK), Graham MacAusland (GM) and Paul Merry (PM).

In Attendance : Tina Newell (Clerk) (TN), Andrew Stringer (AS) County Councillor, Andrew Mellen (AM) District Councillor and three members of the public.

- 141024/01 **Apologies for absence:** Councillors James Steed (JS), Gail Wigglesworth (GW) and Paul Wigglesworth (PW) offered apologies for absence prior to the meeting,
- 141024/02 All Councillors resolved to accept apologies from JS, GW and PW.
- 141024/03 **Co-option:** It was noted there have been no further applications for the position of Parish Councillor; Councillors agreed to defer this to the November meeting.
- 141024/04 **Declarations of Interest and Dispensation considerations:** VK and JK declared an interest in planning application DC/24/04235 in accordance with point 7 of the Code of Conduct 'Disclosure of non-Registerable interests' and agreed to leave the meeting when this item is to be discussed.
- 141024/05 **Dispensation:** There were no requests for dispensations to consider.
- 141024/06 **Minutes of previous meeting:** All Councillors resolved to accept the minutes of the Parish Council meeting held on 23 September 2024 as a true reflection of the decisions made and authorised VK as Chairman to sign them.

Public Forum:

- 141024/07 AS confirmed his report had been issued prior to the meeting; AS confirmed the recycling waste changes were covered in the previous meeting and the majority of comments received have been positive and is hopeful MSDC will once again be one of the best recycling Councils in the Country; Suffolk County Council (SCC) have a negative reserve for Children's education and the funding/servicing for this borrowing is now £5m; the Suffolk devolution deal has been withdrawn; a meeting with 'Bellway' to try and resolve the outstanding community land issue and the two outstanding planning conditions on 'Ivy Fields' should happen soon

Signed: *vanessa Kingsley*

Dated: *11 November 2024*

and suggested a positive outcome for the Parish Council could be achieved - all Councillors agreed for AS and AM to liaise with Bellway on behalf of the Parish Council noting they have the knowledge and contacts needed; a meeting with Anglian Water (AW) confirmed 90% of the time the throughput at the sewage plant is manageable it is only when there is some rainfall it is not. AW suggested there may be a pinch point along The Street and have agreed to further investigate and confirmed all dwellings on the estate previously known as Wheatlands have their own soakaway and are not connected to the sewage - all Councillors agreed it is when extensions have been added to the dwellings that the water is being discharged to the sewage plant. AS asked for the Parish Councils agreement to allow him and AM to continue with discussions regarding the community space on 'Ivy Fields' to which all Councillors agreed noting the sensitive nature of these discussions.

- 141024/08 AM confirmed AW's default setting is to charge all dwellings for the discharge of surface water this includes new houses that have a SUD system to deal with the discharge.
- 141024/09 AS was thanked for his help to repair the bridge at Pulhams Lane.
- 141024/10 AM informed all present the vacant District Councillor seat in Thurston went to the Conservative Party confirming this has not changed the overall balance of power at the District Council; a full Council meeting was held in September 2024 where a motion was passed calling on the government to look at Council House funding; changes are coming to the waste collections in 2026 meaning the opportunity for more recycling; funding has been approved to upgrade footpaths and cycle routes via the Public Rights of Way team at Suffolk County Council; it is thought a Suffolk/Norfolk deal on devolution might come forward.
- 141024/11 It was agreed the Parish Council will work with AS and AM on other development sites where community land may be gifted to the Parish Council i.e. 'Ivy Hill' and 'Beacon Green'.
- 141024/12 A resident, the current tenant at Bacton Green spoke confirming her interest in continuing her tenancy at Bacton Green and gave the Council a reference from a neighbour in support of her land management.
- 141024/13 A member of the public left the meeting.

Planning:

- 141024/14 DC/24/04383 Discharge of conditions application for DC/19/00646 (Condition 19 – archaeology) and DC/21/04779 (Condition 5 hard and soft landscaping)
Land on the West Side of Broad Road, Bacton.
After consideration all Councillors agreed they have NO COMMENT.
- 141024/15 DC/24/04355 Full planning application – severance of garden and erection of 1 no self build detached dwelling including new vehicular access
Doves Meadow, Tailors Green, Bacton IP14 4LL.
After careful consideration agreeing this is over development and not in keeping with the current dwellings along that same side of the road, noting the lack of clarity regarding where the drainage and sewage will be discharged in to (and noting the current sewage issues in the parish) all Councillors agreed to OBEJECT to this application.
- 141024/16 VK and JK left the meeting room
- 141024/17 JB proposed to elect GM to Chair the meeting seconded by PM; GM took the Chair for the following item only.
- 141024/18 DC/24/04235 Householder application – erection of a single storey side extension (following demolition of attached garage) including construction of detached single garage.
Alpenrose, 3 Oakfield Road, Bacton IP14 4LY.
After consideration all Councillors agreed to SUPPORT this application in principle asking for clarity that the soakaway is large enough and that neighbours comments are considered noting the position of the proposed new garage and the potential loss of their amenity.
- 141024/19 VK and JK re-entered the meeting room
- 141024/20 VK resumed to Chair the meeting.
- 141024/21 DC/24/04232 Application for non material amendment relating to DC/21/04779 on some of the Dalton house types, the single window on the first floor to the rear of the property will be split into two windows
Land on the West Side of Broad Road, Bacton.
All Councillors agreed they had NO OBJECTION to this application.

- 141024/22 DC/24/04044 Listed building consent – addition of two wood burning stoves and associated flue pipes to the East and West elevations
Bacton Manor Barn, Church Road, Bacton IP14 4LJ.
DC/24/04043 Householder planning application addition of two wood burning stoves and associated flue pipes to the East and West elevations
Bacton Manor Barn, Church Road, Bacton IP14 4LJ.
After consideration all Councillors agreed the flue to the rear is not an issue and initial concerns regarding the industrial nature of the flue to the side elevation were put to one side noting this flue is in keeping with the agricultural nature of its surroundings; all Councillors resolved to SUPPORT this application.
- 141024/23 Councillors noted there have been no determinations made by Mid Suffolk District Council on applications relating to Bacton since the last meeting.
Councilors received the following updates relating to applications previously considered which are awaiting decisions:
- 141024/24 Various applications relating to the former Bacton Community Middle School, Wyverstone Road. AS confirmed this is still awaiting determination following some amendments requested and noted this application will go to planning committee for determination.
- 141024/25 DC/24/00210 and DC/24/00211 Broadway House, Broad Road, Bacton: AS confirmed the drawings have been amended hence the delay in the determination.
- 141024/26 DC/23/01506 Red House Farm, Rectory Road, Bacton IP14 4LE. This application is waiting for the S106 to be agreed; this will secure a community liaison group for members of neighbouring parishes to meet with the developers and District Councillors to discuss any problems; it was noted when the problems are sorted the group can be disbanded.
- 141024/27 DC/22/06029 & DC/22/05000 Land South of Birch Avenue, Bacton – Councillors agreed whilst these applications and the community land remains unresolved they are happy for AS and AM to lead and liaise with all necessary parties giving regular updates to the Parish Council as discussed and agreed earlier in the meeting.

- 141024/28 TN has asked the status of three planning applications detailed as 'unkown' on MSDC's website are amended/removed. AS confirmed these need to remain as 'unknown' as the District Council did not make any determinations on the applications.
- 141024/29 **Finance:** Councillors agreed to defer the finance report to the next meeting noting there is work to do to reconcile the now named 'Community Infrastructure' bank account.
- 141024/30 **Community Infrastructure Levy:** The court hearing was held recently but the application by MSDC was turned down. TN did not issue the invoice as previously agreed as after investigation understood there is no legislation that would allow the Parish Council to demand CIL money from the District Council that hasn't been collected. AS confirmed if there is a default on the payment of CIL the liability passes to the owners of the dwellings and confirmed in principle the debt will continue to be chased. TN asked if the associated costs of court hearings and bailiffs can be added to the CIL liability and AM agreed to look into this in detail.
- 141024/31 **Assets:** All Councillors noted a Parish Warden has been employed and a physical review of all assets will take place for consideration at the November meeting
- Receipts:** Councillors noted the following receipts since the last meeting:

141024/32	MSDC	Cleansing grant qtrs 2-4 2022/23	£1,852.50
141024/33	MSDC	Last 50% of Precept	£20,127.50
141024/34	RPS	Rural Payment Scheme (Bacton Green)	£499.73
141024/35	Tenant	Bacton Green grazing rent	£150.00

Councillors approved the following payments noting GM has received copies of all invoices. It was noted GW is setting these payments up whilst JK authorises them until such time as TN has access to on line banking.

141024/36	Tina Newell	Salary and reimbursements	£1,075.33
141024/37	HMRC	Tax & NIC	£300.58
141024/38	NEST	Pension	£34.12
141024/39	Community Action Suffolk	Insurance renewal	£799.69
141024/40	SALC	Payroll services (6 month)	£82.80
141024/41	Suzy Lupin	Overtime	£120.00

Councillors ratified the following payments previously agreed made outside of a meeting:

141024/42	CHL Landscapes	Garden of Reflection labour (GoR)	£3,500.00
141024/43	SDW Services Suffolk	Removal of waste from GoR	£504.00

- 141024/44 All Councillors noted the update on the Barclays mandate is Barclays have no record of receiving a mandate change request despite TN sending two copies in by post. After discussion all Councillors agreed for TN to investigate opening an account with Unity Trust Bank - a bank that is used by many Parish Councils and community organisations; it was agreed for JB, GW and JK to be full signatories and TN to have administration access only..
- 141024/45 Councillors noted three quotes have been received to carry out finishing work to the Garden of Reflection and new cemetery path. After consideration and noting AM generously agreed to grant £640 from his locality budget all Councillors resolved to instruct Frank Davey to carry out the works at a cost of £2,880 and £1,540 respectively.
- 141024/46 It was agreed to consider works to the old cemetery path, cemetery car park, school path and the allotment road at a later meeting noting only one quote had been received.
- 141024/47 Councillors noted the insurance has been renewed with Ansvar, via Community Action Suffolk at a renewal premium of £799.69; this includes fidelity cover of £250,000 and assets of £129,744 (index linked) with a wage roll of £23,500.
- 141024/48 **Governance:** TN confirmed a comprehensive review of the policies and procedures has been undertaken and updated documents are available on the website; Councillors will consider adopting these at the next meeting.
- To receive updates and reports from working groups and consider further action:**
- Village Greens and Byways:**
- 141024/49 Councillors noted a discussion on community land was discussed earlier in the meeting.
- 141024/50 TN has as yet been unable to source a price on a rooted 3m Nordmann Fir Christmas Tree; a quote to erect a cut Christmas Tree complete with lights and installation has been received at £700 and all Councillors agreed this was not a good use of public money; after discussion it was agreed for GM to purchase a 3m tree from a local supplier with a budget of up to £400 for the tree, lights and associated items for planting at Shop Green.

- 141024/51 Councillors noted the agreement to allow the enclosed dog area on St Marys Field expired in 2022; TN has made contact with the land agent who, without confirming with the land owner believes the agreement will be allowed to continue. It was agreed to consider this and an extension to the dog area at the next meeting.
- 141024/52 **Neighbourhood Plan (NP):** All Councillors noted the application to financially support a design code was successful and a meeting to decide the allocation of funds is scheduled for later in October; despite no Parish Councillor being available to attend the meeting of the Neighbourhood Plan it was agreed for the meeting to go ahead.
- Community engagement:**
- 141024/53 **Remembrance Sunday:** After consideration all Councillors noted any event held for Remembrance Sunday would be led by the Royal British Legion and resolved to pay for a wreath up to £40.00.
- 141024/54 **Community Christmas event:** After much discussion all Councillors resolved for JB to contact St Marys Church to see if a joint celebration can take place.
- 141024/55 **Victory in Europe (VE) Day 80th anniversary celebration:** It was agreed to hold a celebration on 'Beacon Green' with a live band, a fish 'n' chip van (noting this was what happened historically) and a bar. TN will look into availability and costs and bring back to a later meeting.
- 141024/56 **Flood working party:** After a lengthy conversation and noting the issues with water from a local development all Councillors agreed to register the currently unregistered land along Pulhams Lane with HM Land Registry; it was agreed the longer term objective will be to advise residents, as the landowner, that the watercourse will be cleared.
- 141024/57 **Correspondence:** Councillors noted a letter advising of an application to list a footpath along Pulhams Lane has been received; after a brief discussion all Councillors agreed to advertise this and request residents offer evidence to support this application directly.
- 141024/58 **Items for inclusion in a future meeting:** litter bins, appoint a representative to the village hall committee, appointment of internal auditor, North Close 'tidy up', an update on the Cemetery paperwork, notice boards, streetlights, road calming

project, road safety, an update on the garden of reflection and consider the use of grit bins.

- 141024/59 All Councillors noted the date of the next meeting as 11 November 2024 and agreed for the remainder of the 2024/25 meetings to be held on: 9 December 2024, 13 January 2025, 10 February 2025, 10 March 2025, 14 April 2025 and 15 May 2025 (annual meetings). TN has confirmed these dates with the village hall committee.
- 141024/60 **It was resolved that that under the Public Bodies (Admission to Meetings) Act 1960 to exclude all members of the public and press from the meeting to consider commercial interests relating to Bacton Green.**
- 141024/61 All members of the public left the meeting.
- 141024/62 **Bacton Green:** Councillors noted the lease on the grazing land expires on 31 October 2024 and after much discussion, noting the current tenant has looked after the land with little bother, agreed to offer the current tenant the lease for 2 years from 1 November 2024 for 2 years with a three month get out clause at £250 per calendar month.
- 141024/63 VK, GM and PM along with TN will look at all options available on the three fields at Bacton Green to ensure the residents receive maximum benefit; it was agreed to put a two year plan in place and begin the planning at the January 2025 meeting.
- 141024/63 As there were no members of the public to re-admit to the meeting VK closed the meeting at 9.00pm.