

Chedburgh Parish Council

MINUTES

of a Meeting held at the Erskine Centre, Chevington Road, Chedburgh on

Monday 14th September 2020 at 7.30pm

Present: Councillors: Margaret Rickard (Chair), Jon Cardy, Michael Chester, Alan Noyes and Sue Roberts.

In attendance: Maximilian Clay (Clerk to the Council);
3 Members of the public.

13. Apologies

Cllr Teresa Landymore tendered apologies which were approved by the meeting.

14. Declarations of Interest

- a. There were no declarations of Pecuniary Interest in matters on this agenda.
- b. There were no declarations of Other Disclosable Interest in matters on this agenda.

15. Minutes of the last meeting

The minutes of the Meeting of the Parish Council held on 27th July 2020 were agreed to be a true record and the Chair was authorised to sign them as such.

16. Reports from County and District Councillors

- a. County Cllr Soons was unable to attend but had submitted a report in advance and this was received by the Council.
- b. District Cllr Chester had submitted a report in advance and this was received by the Council. In discussion Cllr Noyes asked whether there would be a consultation about the very large solar farm planned for the north west of the District. B Cllr Chester confirmed that, because this project falls into the category of major infrastructure, the planning process is under the control of the Secretary of State. This means that this Council will not be consulted (but the District Council will).

17. Public Forum

The applicant in respect of the planning applications to be considered under 19a spoke in support of his applications. He stated that the access track had been in place for many years and that, as the agricultural buildings had been in place since before the housing, he felt that the problem lay with the positioning of the housing which he felt should not have been approved. In relation to the application he stated that the two buildings had been in agricultural use until 2016 but were now home to two successful businesses (as tenants) each of which had created employment. In relation to comments about the storage of tankers at the site, the applicant stated that these were nothing to do with the application because they belong to his own business which is run from a different site.

No other matters were raised by members of the public.

18. Clerk's Report

The Clerk reported that:

The Council's application for £475 towards the total cost of about £1,250 for a defibrillator had been granted from B Cllr Chester's locality fund. Cllr Rickard would pass him the contact details of the resident who first raised this and who had done some research into suppliers and the Clerk would then move ahead with organising the purchase and installation.

The area surrounding the new play roundabout had been resurfaced, following problems with sinking and uneven edges but that the new installation was already showing signs of failure. He had arranged with the supplier to revisit.

19. Planning and Environment

a. To consider responses to planning application consultations:

i DC/20/1119/FUL (Amended); Pearsons, Bury Road, Chedburgh IP29 4UQ: *Continued use of agricultural building as Office (Class B1) and Storage and Distribution (Class B8).*

There was lengthy discussion of this application during which the Council noted that:

- ◆ As with the original version, this application states that it is for 'continued use' and felt that this is both inaccurate and misleading as it implies that a permission has been granted previously but on a time limited basis. In fact no permission has ever been granted for the current uses and so the current proposal must be considered as a first application, albeit retrospective.
- ◆ The application remains inaccurate as it still states that hedges and trees are not present when in fact they are.
- ◆ The amount of traffic specified in the application also seems to be inaccurate because residents and a councillor have observed a significantly higher level of traffic than that specified.
- ◆ There is clearly a degree of nuisance to residential neighbours of the site.
- ◆ The residential neighbours had suggested ways of overcoming the problems but these were not reflected in the revised application.
- ◆ Although, as the applicant had stated, the nearby houses had been built after the agricultural building under consideration, the agricultural buildings had been approved only for that rather than for industrial or other uses, and so the houses had been permitted in that context.

The Council was concerned about the impact of this application on neighbouring residents but also keen to encourage employment. On balance the Council resolved to support the application, provided that the conditions suggested by the Public Health consultee were included in any grant of approval to ensure that the nuisance to neighbours is minimised. The conditions are:

1. That the opening hours of the business premises shall be restricted to between 08:00 and 17:00 hours only Mondays to Fridays only. The business will not operate on a Saturday, Sundays, Bank or Public Holiday.
2. Deliveries to and dispatches from the premises shall only take place between 08:00 and 17:00 hours on Mondays to Fridays. There shall be no deliveries or dispatches on a Saturday, Sunday, Bank or Public Holiday.

ii DC/20/1120/FUL (Amended); Pearsons, Bury Road, Chedburgh IP29 4UQ: *Continued use of agricultural building as office and light industrial use (Class B1)*

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- ◆ As with the original version, this application states that it is for 'continued use' and felt that this is both inaccurate and misleading as it implies that a permission has been granted previously but on a time limited basis. In fact no permission has ever been granted for the current uses and so the current proposal must be considered as a first application, albeit retrospective.
- ◆ The application remains inaccurate as it still states that hedges and trees are not present when in fact they are.
- ◆ The amount of traffic specified in the application also seems to be inaccurate because residents and a councillor had observed a significantly higher level of traffic than that specified.

- ◆ There is clearly a degree of nuisance to residential neighbours of the site.
- ◆ The residential neighbours had suggested ways of overcoming the problems but these were not reflected in the revised application.

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2. Deliveries to and dispatches from the premises shall only take place between 08:00 and 17:00 hours on Mondays to Fridays. There shall be no deliveries or dispatches on a Saturday, Sunday, Bank or Public Holiday.
3. Full details of any external plant or equipment to be installed at Agricultural Building 2, including any heating installations, air conditioning plant, car spraying equipment or extract ventilation equipment, including any noise or odour control measures to be used shall be submitted to and approved in writing by the Local Planning Authority, prior to installation. The details shall include design, location and screening. The plant or equipment shall be installed in complete accordance with the approved details and shall thereafter be retained in the approved form unless the prior written agreement of the Local Planning Authority is given for the variation of any of the approved details or specifications.

b. Update reports - on planning applications considered previously.

- i. **DC/20/1034/FUL; Pearsons, Bury Road, Chedburgh IP29 4UQ: Improvements to existing road for agricultural traffic.** This application had been removed from the planning portal but had been approved.

c. Mulberry Park development - The Clerk had followed up enforcement but had had no response to two emails. B Cllr Chester would follow this up.

d. The Marquis Cornwallis Pub /Community Hub - The Clerk had followed up enforcement but had had no response to two emails. B Cllr Chester would follow this up.

It was also noted that nothing had been heard from the community hub and the Clerk was asked to check on whether there was any news and to report back to the next meeting.

20. Play Area

An indicative quotation for the fencing of the play area had been obtained and this was in the region of £2,200. Following discussion it was resolved that formal quotations would be sought and that, subject to the figures being similar to the indicative amounts, the Council would move ahead with this project.

21. Finance

- a. The Council received the schedule of receipts and payments and resolved to approve the payments (see also item 9, below).

22. Councillors' reports and items for future agendas

- a. It was reported that a member of the public had asked that the Council consider the condition of the phone box. It was noted that it had already been agreed to restore the phone box. Cllr Jon Cardy volunteered to undertake the work and his offer was taken up with alacrity.
- b. Cllr Rickard had previously indicated her wish to return to her role as Vice Chair and so proposed Cllr Roberts as Chair. This was seconded and Cllr Roberts was unanimously elected as Chair.

Cllr Roberts signed the Acceptance of Office and assumed the chair

- c. The Chair proposed a vote of thanks to Cllr Rickard for having served as Chair and this was seconded and carried unanimously.
- d. The Chair then proposed that Cllr Rickard be elected as Vice-Chair. This was seconded and Cllr Rickard was unanimously elected as Vice-Chair
- e. As indicated in advance Cllr Noyes had decided to retire from the Council and he announced this formally to the meeting. A vote of thanks for his service was proposed, seconded and carried unanimously.
- f. It was resolved that notice of the vacancy would be given to the Electoral Monitoring Officer and that, assuming an election was not called, an invitation for potential co-optees to come forward would be issued. It was noted that a waiting period was a necessary part of the process.

The meeting closed at 9.07pm.

Signed as a true record by authority and on behalf of the Council:

..... Chair

..... Date

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