
Minutes of the Fressingfield Parish Council meeting held on Tuesday 30 March 2021 at 7.30pm. This was a virtual meeting.

Present: Cllrs Alex Brockhurst; Garry Deeks, Philip Eastgate, Tom Lindsay, Nigel Lucker, Trevor Orchard, Nick Stolls, Rachael Troughton, Neil Venton, and Di Warne (Chair).

Also in Attendance: Andy Parris, clerk to the council and responsible finance officer (RFO). There were four members of the public present.

- 1 The Chair welcomed everyone to the meeting.
- 2 Apologies for absence: There were none.
- 3 Members' declarations of interest: There were none
- 4 Site visits and lobbying of members: Cllr RT had visited the site of item 5.1. All councillors had been lobbied by opponents to the changes to the new Baptist Chapel (item 5.5)
- 5 The public forum: No comments were made.
- 6 To respond to planning applications
 - 1 DC/21/01307: Creation of new access onto Laxfield Rd + formation of parking area to front of property. 8 Laxfield Rd Fressingfield IP21 5PT
The council has no objection to this scheme
 - 2 DC/21/01375: To determine if prior approval is required for a proposed: erection, extension or alteration of a building for agricultural or forestry use. Home Farm Metfield Rd Fressingfield IP21 5SE
The council has no comment to make on this application.
 - 3 DC/21/01458: Erection of a two-storey side extension. 1 Rose Cottages New Street Fressingfield IP21 5PJ
The council supports this application.
 - 4 DC/21/01735: Change of use of part of land for siting up to 12 glamping pods and up to 6 mobile homes. Retention of conversion of part of the farm building to create educational baking facility. Wakelyns Farm Metfield Lane Fressingfield IP21 5SD
The council supports this application. This could be a positive contribution to the local economy. Councillors would like greater clarification whether these units are for seasonal workers or holiday lets. The council recognises that an increase in traffic on this single-track road will need careful management.
 - 5 Application under s73a for variation or removal of a condition following approval of 3872/16 hybrid application comprising - application for full detailed planning permission for the erection of a new Baptist chapel, car parking and access and an application for outline planning permission for up to 18 residential units. Conditions 3 (approved plans and documents), 8 (sustainability and energy strategy), 12 (details of external equipment), 13 (lighting design strategy), 18 (landscaping scheme) and (19 (landscaping time scales).
Amendments as per details received 21/01/2021.

There are differences between the approved plans and what has been built. The council discussed at length the effects on neighbours of the enlarged windows on the western elevation, the possible uses of the area in the vicinity of doors on this elevation and the proximity of the heating, ventilation and air conditioning (HVAC) units to neighbours. The parish council concluded that the developers should not be forced to revert to the original plans. Instead, the council proposes the following should be required of the developer. These measures would help to mitigate problems caused by the differences.

- 1 The suggestion of frosted glass for the upper windows will be an effective measure to reduce of the possible loss of privacy. Non-opening windows will enhance this. Also, internal shutters should be used in this first-floor room to control light pollution at night.
- 2 One set of double doors should be change to windows in each of the crèche/meeting room 1 and meeting room 2.
- 3 The managers of the building should liaise with residents over the use of the area at the rear of the building. The aim is to ensure that any disturbance caused using this area is kept to a minimum.

Condition 8: The council notes that the environmental health officer's (EHO) view is that not enough information has been provided by the developer to be able to state this condition has been met.

The parish council expects this condition to remain until the EHO gives a positive response.

Condition 12: The parish council is concerned that the area prepared for the HVAC equipment is close to residents in Sancroft Way. This was not on the plans of 2016 nor 2020. The council also takes note of the EHO's comments that the noise attenuation plans are complicated. His report concludes that their effectiveness will only be known once the plant is in operation.

The parish council recommends that MSDC requires that this external equipment be relocated to an area not likely to cause disturbance to residents.

Condition 13: David Harrold, the senior EHO, does not have any objection to the plans submitted with regards to artificial light nuisance. However, the developer has not yet submitted a lighting contour plan. Such a plan, accepted by a council officer or consultant, is a requirement for this condition.

Therefore, the council expects that this condition will be judged as not having been met.

Conditions 18 and 19: The senior landscape adviser at Place Services concludes that the plans presented for this application do not meet the requirements for these conditions.

Therefore, the parish council does not believe that these conditions will have been met.

- 7 To review and declare that the Finance Regulations are fit for purpose: Cllr NS confirmed that he and the RFO had refined these regulations so that the Finance Committee and clerk/RFO could work more easily in certain circumstances before details of expenditure were reported to the full council. The council agreed to accept these minor changes and voted to adopt the regulations as fit for purpose.
- 8 Matters brought to the meeting
 - 1 Urgent - must be discussed tonight: Corrugated tin sheets used to support the bank are in danger of blocking The Beck near the pill box on Cratfield Road. Clerk to report this to the Environment Agency
- 9 To confirm the dates of the next meetings:
 - 1 Finance Committee Tuesday 13 April
 - 2 Annual Parish Meeting Tuesday 20 April

There being no further business, the meeting closed at 09.15pm.

Signed:

Chair

Date