

MINUTES OF DENHAM PARISH COUNCIL MEETING
Held on 28th March 2023 at St John Baptist Church.

Chairman: Councillor Tania Farrow

Email: denhamparishclerk@gmail.com

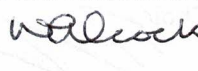
Present: Cllrs T Farrow, N Farrow, K Jane, D McGregor, W Alcock (Clerk) plus 5 members of the public and Cllr Matthew Hicks, Philip Isbell (BMSDC)

Item	Description
1	<p>Apologies for absence:</p> <p>a. Councillors to receive any apologies for absence. All Denham Parish Councillors present.</p> <p>b. Councillors to vote on acceptance to accept apologies for absence. Apologies accepted</p>
2	<p>Declarations of Interest and Dispensation considerations:</p> <p>a. To receive any Councillors' Interests in subsequent agenda items and to note any additions and/or deletions to the Councils Register of Interest. None received.</p> <p>b. To receive and consider any requests for dispensations. None requested.</p>
3	<p>Minutes of previous meeting: Councillors to agree the minutes of the Parish Council meeting held on 24th January 2023 as a true record of the business conducted. These were agreed and signed by the chair and the clerk as a true record of the business conducted.</p>
4	<p>Public Forum:</p> <p>a. To receive reports from the District and County Councillor. Matthew Hicks, spoke of chairs concerns about planning control meeting. Election in May – reminded that photo ID is required to vote. There are alternatives to requiring ID e.g. postal vote. Suffolk homes for energy efficiency grant funding. WarmerHomesSuffolk.org Meeting for Town and Parish councils for information on the local plan. Encouraged Councillors to attend.</p> <p>b. To receive comments or questions on matters of interest from members of the public. Cllr Farrow introduced Philip Isbell (PI) Chief Planning Officer at BMSDC.</p>

Signed by Chair



Signed by Clerk
Wendy Alcock



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Date: 23/5/23

PI spoke about the Local Plan – the consultation period has just started. The plan will form the basis for decisions on future planning applications.

DC/22/06322 – member of the public raised concerns about accuracy of the application as it states that there is a bus stop where in fact it is only a school pick-up point. Also, it states that there is a hedgerow when there isn't. Very concerned about the closeness of the development to residential areas.

Chair raised concerns about the accuracy of recent planning applications being received which erodes public confidence in the process.

The Mill also raises local concerns with a complete lack of opportunity for consultation or comment associated with the change in process.

TF had also recently attended a Development Control meeting to offer comment against the Fennings Farm Planning application and the committee showed a lack of proper consideration of the comments raised by the Parish Council.

PI replied that the accuracy of the planning application should be a matter of good faith but it isn't always. Council officers must not offer a point of view on live applications so he couldn't comment in detail. An accuracy check list has improved the standard of applications but doesn't always go far enough.

He further said that the Government steer has been to give commercial applications significant weight within the planning process. Pre-planning guidance is a charged for service and the decisions of the Council are not pre-determined by the pre-planning guidance as information submitted as part of that process may not be reliable. Applications are made with a measure of risk. However, 90% of application with pre-planning guidance are approved.

PI confirmed that the Fennings Farm Planning application will go back to the planning committee.

Member of the public stated that the planning application for DC/22/06322 doesn't state what usage will be going into the proposed units so it is difficult to comment. Another member of the public stated that the Shingle Hill site had an application for housing many years ago, which was refused and asked why? PI stated that planning policy changes over time.

Member of the public is very concerned about noise levels of the current development (DC/22/06322) and is very worried about this if the processes increase with the proposed application.


Matthew Hicks (MH) stated that he would like this application to be called into committee.

PI – Spoke of class of usage and the difference between Business Usage and General Industrial. The risk of the usage needs to be considered and who the future users might be.

Signed by Chair



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Wendy Alcock



Date: 23/5/23

5 c (ii) The Mill. PI spoke of the balance of probability being 50%. If the business use is within the same category, it does not require a material change of use. No evidence has been received that there is a material change of use by the planning department. There is no further proposed action. To take matters further the planning authority will need evidence of substantial changes to the process since the Mill was leased.

MH – Asked how could a small village could provide evidence of substantial changes of process with limited resources.

PI suggested contacting SALC for advice.

TF highlighted that the lack of transparency in the process makes it impossible to provide the evidence needed.

PI said that the planning enforcement system requires proof to demonstrate a material change of use.

DMc – stated that DPC have been chasing this issue for over two years and is frustrated about the lack of clarity over the process.

Apologised for the length of time the in responding. There is a change of use but not a material change of use.

MH asked about the increase in traffic to feed the Mill

PI – intensification of an industrial use is not a material change.

TF – thanked PI and MH for their attendance.

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Planning

a) Planning Applications for consideration:

b) Planning Decisions: None received

c) Other Planning matters:

(i) Consultation for Hoxne Neighbourhood Plan.

DMc development at Shreeves Farm and the development near the community centre.

TF felt that it had been considered from a Community aspect rather than a business one.

Council felt that it didn't have any negative comments.

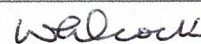
(ii) The Mill – Feedback from MSDC on change of use challenge, outcomes from traffic survey and planning application at Pixey Green for Chicken sheds.

(See notes above) Asked for an extension to the deadline for the information.

Signed by Chair



Signed by Clerk
Wendy Alcock



Date:

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23/3/23

Given the discussion above not sure how much further this issue can be taken. TF feels that she has taken the matter as far as she can.

Clerk to ask SALC if there is any planning guidance can be given on this matter on what is material change of use.

Defer releasing the reserved funding of £1000 regarding the until we hear back from SALC.

- (iii) MSDC Planning Re-consultation Request - DC/22/06322
Erection of up to 14no. commercial units (Class E(g) and B2) (following demolition of existing structures).
Location: Denham Industrial Units, Shingle Hill, Denham, Suffolk IP21 5EL

Following a discussion and listening to the member of the publics sessions about the Council agreed the following regarding this application.


Denham Parish Council does not support this application for the following reasons: -

- This is not an appropriate development for this site so close to residential properties. The impact to these properties will not reduce under the planned amendments. The proposed development is still a significant intensification of the current site and is not sustainable.
- The changes to the proposed plan do not change the findings of the Lead Local Flood Authority. No assessment of flood risk or viable strategy for the disposal of the surface water has been submitted by the applicant for any future industrial activities. There is no foul mains sewer for this site.
- It has been noted that there is a moratorium on the non-domestic use of water in the Hartismere Water Resource Zone. Insufficient information has been supplied to allow an assessment of the additional water demands of the site. The applicant should be asked to outline the measures that will be in place to ensure the mains water usage is neutral for this site.
- It will impact on the amenity of the area. The noise assessment does not state the mitigations which have been put in place to reduce impact.
- Denham Parish Council and expressed views of residents have no confidence in Planning control over the use and change of use of the site.
- Denham Parish Council support the statement from the Economic Development Team. Although the EDT indicated that there is demand for small units it should be noted that units are vacant at the current site. There is also another industrial site in Denham opposite the airfield where there are a number of vacant units indicating this is not a sought-after location for this type of development.
- The applicant has not provided a transport statement which is required. There is no public transport to the site and there are concerns around parking with the risk of any overspill leading to parking in the residential road and on the green.
- There are no details about the height or material of the units so unsure of the visual impact.
- Emails from the Senior Environmental Management Officers suggest that the Environmental Protection Team should be consulted on the proximity of the

Signed by Chair



Signed by Clerk
Wendy Alcock



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	<p>development to the residential properties adjacent to the site. This has not been provided.</p> <ul style="list-style-type: none"> It is not felt that the applicant has provided sufficient information to appropriately determine this application which should therefore be rejected . <p>Denham Parish Council objects to this application for all the reasons stated above and would like this application to be decided at committee.</p>
6	<p>Finance:</p> <p>a. Councillors to approve the finance report for the period ended 28th February 2023 including:</p> <ol style="list-style-type: none"> I. Bank reconciliations (Appendix A). II. Budget to actual payments and receipts. <p>Proposal for virements between budget headings. Report from Clerk for decision by Council.</p> <p>These were noted and Council agreed the virement as proposed by the Clerk.</p> <p>b. Councillors to note receipts since the last meeting. The receipts were noted by Council.</p> <p>c. Councillors to approve payments. The payments as presented were approved by Council. (Appendix B).</p>
7	<p>Governance:</p> <p>a) Denham Parish Council meeting schedule 2023/24. Council agreed the meeting schedule as presented.</p> <p>b) Review of Denham Parish Council Publication Scheme Council approved the review of the Publication Scheme.</p> <p>c) Adoption of Denham Parish Council Retention Policy Council agreed the adoption of the Retention Policy as presented.</p>
8	<p>Denham Village Hall: To receive an update and consider any action required.</p> <p>All the documents have been submitted to the Lottery Fund, meeting with Project Manager on Monday 4th April</p>
9	<p>Events:</p>

Signed by Chair



Signed by Clerk
Wendy Alcock



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Date:

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	<p>I. Discuss and agree date for spring litter pick.</p> <p>Sunday 16th April – Litter pick. MSDC to collect waste on Monday 17th April from the Village Hall. Clerk</p> <p>II. Coronation Event – Funding request.</p> <p>Agreed £100 from reserves to fund an afternoon tea for the village on 8th May.</p>
9	<p>Correspondence: To receive and consider any comments/actions to correspondence received which is not already covered within the agenda.</p> <p>No correspondence received.</p>
10	<p>Any other matters for information, to be noted, or for inclusion on a future agenda.</p> <p>a) Local Council elections to be held on 4th May 2023</p> <p>b) To note that the Annual Parish Meeting will be held on the 23rd of May 2023</p>
11	To note the date of the next Parish Council meeting being 23 rd May 2023.
12	The meeting closed at 09:20 pm

Signed by Chair



Signed by Clerk
Wendy Alcock



Date: 6

23/5/23

Appendix A

DENHAM Parish Council

Bank Reconciliations @ 28.04.2023	
Account balances as at 01 04 2023: Community	7,372.62
Add receipts in year: Community	1,925.70
Less payments in year: Community	988.10
Account balances as at 28 04 2023	8,310.22

Represented by:	
Savings	1,960.97
Community	6,964.25
less unrepresented payments	615.00
plus unrepresented receipts	-
Available balances as at 28 04 2023	8,310.22

Signed by Chair



Signed by Clerk
Wendy Alcock



Date:

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23/5/23

Appendix B

PAYMENTS

REF	Invoice DATE	PAYEE	Ref	NOTES	GROSS	VAT	NET AMOUNT
001	06.04.2023	HMRC	BT	P12 2022/23 PAYE	£ 48.60		£ 48.60
002	01.04.2023	SALC	BT	Subs	£ 130.23		£ 130.23
003	12.04.2023	W Alcock	BT	Wages P1	£ 194.27		£ 194.27
004	06.05.2023	HMRC	BT	P1 2023/24 PAYE	£ 48.40		£ 48.40
005	01.06.2023	Information Commissioners Office	DD	Data protection fee	£ 35.00		£ 35.00
006	08.05.2023	Red Dune	BT	IT licence/support	£ 218.40	£ 36.40	£ 182.00
007	30.04.2023	SALC	BT	Internal Audit	£ 313.20	£ 52.20	£ 261.00
008	09.05.2023	W Alcock	BT	Wages P2	£ 194.07		£ 194.07
009	06.06.2023	HMRC	BT	P2 2023/24 PAYE	£ 48.60		£ 48.60

Signed by Chair



Signed by Clerk
Wendy Alcock



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23/5/23