



THORPE-LE-SOKEN PARISH COUNCIL

Clerk: Mrs Shirley Howe, 7 Rectory Road,

Weeley Heath CO16 9AY

Telephone: 01255 830995

Ref: 2017/18-5

Minutes of Meeting held Monday 14th August 2017 7.00 pm at The Baptist Church Schoolroom

PRESENT: *Cllrs Land – Chairman, Cllr Powell – Vice Chairman,
Coulter, Roe & Starling*

ALSO PRESENT; *Cty Cllr Erskine, Roger Hawes & 4 Member of Public*

Apologies for Absence: *Cllrs Blandford, Carpenter, Ewart, Fielder, Raftery*

The Chairman convened the meeting welcomed fellow Councilor's, Cty Cllr Erskine, 4 Members of The Public then introduced Steve Read, Divisional Developer for Bellway Homes Limited along with 6 other Public Representatives from various organizations i.e. Bellway, Strutt & Parker and an Ecologist and Landscape Architect from SES.

Steve gave a very informative and interesting talk and advised that in April 2017 after the Section 106 had been Signed, Scott Properties put the development site in Landermere Road on the market For Sale and Bellway Homes purchased it with Outline Planning Permission. Bellway Homes are now in discussion with TDC Planning Officers to progress a Reserved Matters application for 98 dwellings, as noted in the Outline Approval.

Each representative introduced themselves and gave a formal talk on their position and what their duty would include.

This was followed by a period for Questions & Answers.

Q Concern was expressed regarding the disposal of Sewerage as Landermere Road already has a major problem.

A Bellway were not involved in the first instance so have no knowledge of any sewerage issues this would have been dealt with by Scott Properties, neither was there any stipulation for any section 106 to be spent or put aside The rising main goes out into Landermere Road and connects to the main system.

Q What is Affordable Housing and how many would there be on the site?

A Affordable Housing are properties that have to be agreed and built under the Section 106 Agreement. In this instance 7 properties have to be built (all in one area) and are gifted from Bellway to TDC

Q Are there any Tree restraints for Reserved Matters?

A The principle of the development has been approved and it is now down to the Management to agree open spaces etc., An ecological report has been submitted and approved to the south of the site, and will be developed in a sensitive and safe way with a 7m hoop top fence that will not be accessible for children or anybody.

Q Have all properties got a fair sized garage with room for extra parking on driveways and what are the widths of the roads as it is inevitable that premises will have more than one vehicle and overspill into the highway.

A All properties have fair sized garages (7 x 3 and allocation of parking spaces goes by the size of property. Carriageways are all tarmaced and are 5 ½ – 6 metre's wide. They are double car width and in accordance with ECC specifications.

Q How long is it anticipated to take from start to finish of the site?.

A It all depends on the market for properties but it is anticipated that 50 properties will be built a year.

Q Term Of Maintenance: Who will look after the site in terms of Highways, Open Spaces etc.

A A Management Team will be formed by Bellway and a sinking fund will pay.

Q Are the properties Freehold or Leasehold:

In the early consultation it was noted that there would be no direction through to The Spennells nor Oak Close, Could this please be adhered to. Yes was the reply

The Pond holds a lot of memories and nostalgic, therefore The Parish Council would aim to keep it. A gain the answer was yes.

The Chairman said having taken part in an Affordable Housing scheme many years ago, it has now become noticeable that the rendering is not looking very attractive and the residents are having trouble trying to get the agents to do some decorating.

It is noticed that some of the proposed properties on the site are rendered so what precautions will be taken by Bellway to prevent this occurring to their properties. Material used for the render is called Monacoosh and is a Self Coloured render and any Boarding used would also be Self Coloured so that should not occur.

Ray Chrystal, Member of Public expressed concern regarding: the movement of Construction Traffic whilst work was being carried on the site and said Golden Lane was a very dangerous narrow Lane and totally unsuitable for lorries so would it be possible to make arrangements to use an alternative route.

Further matter of concern was delivery of materials to site. Could arrangements be made to avoid deliveries of materials and manoeuvring of machinery during School Term times 8.00 am – 9.00 am and 2.15 -3.15.pm as the roads are already very congested at these times.

As there were no further questions The Chairman thanked Steve and his Colleagues for a very informative talk and they left the meeting at approximately 7.30 pm.

At 7.30 pm The Chairman continued with the Parish Council Agenda:

Confirmation of Minutes: Minutes of the 14th August 2017 meeting having previously been circulated, were approved as a True Record and signed by The Chairman after the following amendment was made.

Cllr Blandford was not present but Cllr Starling was.

Declaration of Members Interest: There was none.

Chairman's Report: Chairman gave a General update on all developments in Village and said that:

- A Hearing into the appeal of TDC 's decision to refuse the application re Land to South of Frinton Road will take place 22nd & 23rd August in the Council Chamber Weeley Council Offices, commencing at 10.00 am. This is a Formal Hearing and is open for any interested party to attend.
- Ref: LED lights: 2 extra lights along Frinton Road still have to be replaced but as Bennett's are asking for permission to relocate the existing Lighting column these will be dealt with at a later date.
- All the pot-holes around The Memorial Junction have been reinstated and the Road Markings were repainted on Sunday 13th August.
- The Chairman and Cty Cllr Erskine recently met with a Cabinet Member to discuss a flood grant.

Public Discussion: Jill, a Member of Public paid Special Thanks to all concerned for agreeing to a Road Closure for 2 hours on the evening of the Christmas Festival which is being held on the 1st December.

Cllr Coulter said TDC have also been asked if they would loan their warning boards to which they have have agreed, but there will no Police Presence and the roads will have to be manned at both ends of all junctions by volunteers. Kelly also said she would approach T.D.A.S to enquire if they had a team of volunteers who would be able to assist on the evening.

Ray Chrystal paid Special Thanks to The Parish Council for replacing the old sodium Parish owned street lights with new LED's and said "they looked absolutely brilliant" throughout the village.

Social Club: *The Sports & Social Club in Station Road have applied for Grant Aid under Section 137 to assist with resurfacing (Tarmac) the Club Car Park and have included all the relevant information required when submitting an application i.e completed application form for Grant Aid with attached additional information – Copy of the Club Rules – Copy of Balance Sheet for year ended December 2016. As Cllrs are aware the car park is in a very poor state with numerous holes and dips. A main pedestrian access to the Playing Field is across the car park and it is also open for cars to park on when parents are dropping off and picking their children up from School/College.*

The Club is a community focused organization and happily contributes to all events on the Playing Field, supplying electricity water and toilet facilities on each occasion.

After a short discussion The Chairman said he would like to put a formal proposal to The Parish Council that a Grant be considered in the range of £1000 - £2000.

Cllr Roe proposed, seconded Cllr Starling that a grant of £..... be given, A vote was recorded 4 in favour, 1 against.

Web Site: *Chairman said The Parish Council's Web Site needs to be updated and Catch PR who do all the monthly updates f.o.c. have said they would do it but there will be a Charge of £395. Chairman proposed, seconded Cllr Roe all in favour that the Fee of £395 be accepted and PR be asked to do the update.*

Correspondence & e-mails: *For more in depth information refer to August Agenda*

New Planning Applications: *For more in depth information please refer to August Agenda.*

17/01071/FUL & 17/00903/FUL P.C could not comment as they had not seen the details.

17/01131/TPO & 17/01161 Leave to decision of TPO

17/01172/OUT Outline planning application for 4 detached dwellings – Land opposite Damants Farm Lane.

Rec. Refusal for the following reasons

- 1 Outside Village Settlement Boundary
- 2 Encroachment into the Open Countryside
- 3 Merging Settlements with less Defined Boundaries
- 4 Urban Sprawl – would affect the Setting and Special Character of the Village area
- 5 Will set a precedent for further development (application made by Developer not Land Owner - _Outline Plan meaning applicants could potentially sidestep Full Application)
- 6 Building Plan – Overcrowding for a site of its size
4 properties crammed in
- 7 Visual Impact of the surrounding area.

17/01203/FUL Retrospective application for the erection of a dust extraction unit plus biomass boiler system with associated storage sylo. Landermere Hall Building, 8 Walton Road.

No Objection

17/01243/DETAIL Proposed detached 2 bedroom bungalow, Land adjoining Juxta and junction of New Thorpe Avenue. **COMMENT ONLY**
Necessity to establish where the foul water will be extracted from the new property.

TDC Planning Determinations: For more in depth information refer to August2017 Agenda.

17/00757/FUL - 17/00914/FUL - 17/00925/OUT - 17/00933/OUT
Full Refusal – Delegated Decisions

17/00947/FUL - 17/00407/FUL & 17/00408/LBC Full Approval – Delegated Decision

All Cllrs at this evenings meeting gave permission for all of the presented cheques to be signed. D/Debits & S/Orders were also agreed.

Cheque's 002256 -002266 inclusive £5559.80 plus cheque 002262.....

Standing Orders: £338.97 **Direct Debits:** £1070.51

Current Account balance as at end of July £16003.39

Business Account balance as at 10th July £30390.02

Refer to August Agenda for more in depth information re Planning and Parish Council Accounts.

Tree Warden's Report: Nothing to report

LED Lights: In Cllr Fielder's absence The Clerk gave a report and said that all of the PC's sodium lights have now been replaced with LED's with the exception of a couple that had to be returned to Indo Lighting because they failed to work when put up on site. They were sent back to Indo Lighting who checked out what the issue was and found that the product had been subjected to an unusual spike in the power supply which had caused it to fail.

County Councillor's Report: Cllr Erskine gave reports throughout the meeting.

Sub-Committee Reports:

Community Liason: Cllr Coulter Summer Fete 2nd September
Thorpe Festival Event 1st December

Highways & Pavements: As Cllr's Blandford & Raftery gave their apologies there was no report but it was noticed that at long last the pot-holes adjacent The Memorial had been reinstated and re-painting of all the road markings were done on Sunday 13th August.

Lockyer's Wood : Cllr Roe said everything seems to be OK

Parish Footpaths: Due to Cllr Fielder's apology there was no report

Playing Field: Cllr Starling – Nothing to report

LED Street Lighting: Report given under LED lights above

TDALC: Cllr Powell- Nothing to report

Transport: Cllr Roe – Nothing to report

Thorpe in Bloom: Comment was that the

Village Greens: Everything was looking good.

September Meeting: As The Clerk will be away for the September meeting, rather than change the date it was agreed that somebody be asked if they would stand in for The Clerk and Maria Johnson's name was put forward . As requested The Clerk e-mailed her asking if she would like to take the Minutes for the September Meeting to which a reply was received and she has said Yes. The Clerk said when somebody was asked to sit in for her previously it was agreed that they received a payment of £50 and proposed that this was also paid to Maria. All of the Councilors at this evenings meeting were in favour of Maria standing in for The Clerk for the September meeting and is paid £50.

Date of next meeting is:

Monday 11th September 7 pm at The Baptist Church Schoolroom.

Close of Meeting: There being nothing further to discuss the meeting at 8.50 pm closed

