

MARKET WESTON PARISH COUNCIL

Minutes of Market Weston Parish Council meeting held on Thursday 22nd July 2021 7:30pm in Market Weston Village Hall

Present: Cllrs J Loden, A Hall, M Martin, P Freeman & W.S Cllr Bull,

1. **Apologies for absence** Cllr D Fulcher & C. Cllr J Spicer

In the absence of the chairman, Cllr Fulcher, Cllr Martin chaired the meeting.

2. **Members Declarations of Interest and Dispensations:**

2.1 To receive declarations of interest from councillors on items on the agenda. Cllr Freeman expressed an interest in item 4, Swimming pool in New Common Road, as his wife is a regular user. This was not considered a problem as many people in the village also used the pool, however this point was noted.

2.2 To receive written requests for dispensations for disclosable pecuniary interests. None.

2.3 To grant dispensations as appropriate under Section 33 of the Localism Act. None.

3. **Minutes** – The minutes of the Thursday 6th May 2021 meeting were agreed and signed as a correct record.

4. **Meeting open to the public**

To include discussion about the Swimming pool, New Common Road. Neighbours, Peter and Daphne Haynes, came to express their concerns over the recent change of use of the swimming pool next door to them at Alkira House. They brought a representative with them, Ivan Sams, who gave the following summary of the problems they have been experiencing.

Peter and Daphne are not against the principle of teaching swimming etc. but strongly believe it is not appropriate in this location. Their 3 main concerns are-

Highway considerations

Common Road is a category c road where the national speed limit is 60mph. There are no footpaths or passing places. The road is used amongst others by walkers, cyclists and horse riders as well as local farmers. Given the location of the property this proposal will result in virtually all users attending by car hence the increase in vehicle traffic will be considerable and incongruous with the locality.

The access to Alkira House is on a bend in the road. It does not meet current design standards in respect of visibility splays and the change of planning class from residential to mixed use of residential plus organised swimming and private hire will only exasperate the situation.

Impact on residential amenity.

The impact has been significant in noise generation from vehicle traffic noise through driving over the shingle drive, slamming of car doors, engine noise, and noise from the people attending the swimming. All of this is immediately adjacent The Orchards boundary. Over the last 22 days there have been at least 300 vehicular movements both on and off the site, peaking at 46 on one single day. This level of noise and disturbance is causing material harm to the owners of The Orchards.

Impact on character of the area.

The proposal relates to a change of use, which has and would result in an increase in the intensity of use of the site over and above a residential property. With vehicular movements from 9.30am through to 9.00pm Monday to Saturday. This level of use including traffic generations is not appropriate in this locality which is generally characterised by a few family dwellings in a rural setting. It would result in a change to the character of the area.

Peter Haynes also read out a letter, which articulated well the effect the additional use is having on their wellbeing.

The Parish Council thanked Mr Sams and the Haynes for coming to the meeting to express these concerns. These will be taken in to consideration once an application for change of use, which is apparently in the process of being raised, is received. The owners have been visited by enforcement officers and they have been given 6 weeks, from the 15th June, to make their application for change of use from residential to private hire.

5. Report from County Councillor:

Cllr Spicer was unable to attend the meeting and sent her apologies.

The blocked ditch, on John Holden's land was discussed again. It was agreed at the January meeting that Cllr Spicer would speak to Rob Snelling about the issue. It was further suggested, by Cllr Hall, that the co-ordination of ditch and drainage clearance should be a point of action. The Clerk will put this item on the next agenda for further discussion and raise the issue with Cllr Spicer. **Action Clerk**

6. Report from West Suffolk Councillor: C Bull

To include information on Liberty House.

It is understood that Liberty House has been sold and that the owners are seeking a variation, on the 12-month change of use condition, which enables the use to revert to residential as soon as it is sold. Cllr Bull will check the date the 12 months conditions started. **Action Cllr Bull**

With regards the swimming pool in New Common Road, Cllr Bull informed the Parish Council that if they put in an objection that the application would go to committee. It was suggested that the Haynes should report their concerns to the environmental health team. As mentioned above the enforcement team were aware of the current use and are currently waiting for an application from the owners for change of use.

West Suffolk are about to deliver their annual report. This is a very informative document and well worth reading.

Cllr Bull has her locality budget available. It was agreed that we would put in an application for some fencing for the green. There is also a bigger amount of money available through the West Suffolk Community Chest. This may be considered if we decide to go ahead with a bus shelter. Cllr Bull reported that a number of Parish Councils have declared a climate emergency. She will send details of this to the Clerk for circulation and consideration. **Action Cllr Bull/Clerk**

7. Chairman's Report

The Chairman had no report to make.

8. Clerks Report

8.1 Bus shelter, to discuss option for a possible new bus shelter.

The Clerk has arranged to meet with a SCC officer, at 2pm on Tuesday 27th July, to discuss possible options for a bus shelter. As discussed previously, great care will be taken when considering the location and designs.

8.2 Insurance LTA information and use of the Green by the Church.

The church had enquired about insurance cover for an event if it was held on The Green. The Public Liability section of our policy provides automatic cover at no additional premium for all land that is either owned by the Parish Council or is their responsibility to maintain due to the terms of a lease/licence or other legal document. In the event that someone sustains an injury due to a defect with the land and it can be proven that the Parish Council is legally liable for the incident the policy will respond to any resultant claim. So the Council's liability only extends to our responsibility as land owners and not for the event itself and the church charity must have their own separate Public Liability insurance in place for this. The Clerk was concerned about the statement of liability only covering defects with the land and is seeking reassurance that this is only the case if used by a third party and that all other activity and equipment is covered at all other times. **Action Clerk**

8.3 2023 Review of Parliamentary constituencies.

There is a proposal to change the parliamentary boundaries. The Clerk will share the link so the Councillors can look at the proposals. The consultation ends on 2nd August. **Action Clerk**

8.4 Emergency Plan, to consider options.

The option of preparing an emergency plan was discussed. It was agreed that a formal plan would be helpful. The Clerk will begin work on the plan and then forward it to the Councillors so that they can help to populate it.

Action Clerk

8.5 Heavy lorries in Ponds End Lane

There is still an issue with lorries using Ponds End Lane. Previously Cllr Spicer has said that she could arrange for a traffic count. The Clerk will discuss this with her again.

Action Clerk

9. Finance.

The following accounts were approved for payment.

SALC	Training	£7.50
Community Action Suffolk	Website	£60.00
West Suffolk	Dog waste bins	£160.18
Admin		£515.75

9.2 Bank reconciliation and accounts update.

The Clerk provided and up to date budget report, schedule of payment for July and bank reconciliations.

9.3 AGAR update

The Clerk has received confirmation that the AGAR has been received by PFK Littlejohn. She has uploaded all the required documents to the website.

10. **Planning Matters** to include any applications/decisions received since the agenda was posted.

None received.

11. The Green/Play area report

11.1 Continuing maintenance of The Green

A working party has been set up to cut the grass and do general work on The Green. They have set up a WhatsApp group to help with communication. The Green is looking good and the working party is coping well.

11.2 Works to millstone, possible new inscription.

Cllr Fulcher has done some work to clean the bands on the millstone. It has been suggested that we have a plaque on the memorial to commemorate the late Guy Hatten, who did so much for the village, especially on The Green. Cllr Hall will take on this project and report back to the Parish Council.

11.3 The Green fence.

In addition to the works already identified to the fence on The Green there are concerns that other areas need attention. The Clerk will speak to Pat Murray and ask him to inspect the entire fence and provide a quote for all the required repairs.

Action Clerk

11.4 Tree inspection

Cllr Freeman asked if a tree specialist could advise on works needed to trees on The Green. The Clerk will ask Peter Kerry, the contractor who previously gave a report on the condition of the tree to hold a rope swing, to have a look.

Action Clerk

12. SCC tree planting initiative.

This matter is still in hand.

13. Councillors reports and items for future agenda

The verge that has been damaged, during the time SCC carried out some work, needs to be re-instated. The Clerk will report this. **Action Clerk**

The issue of traffic speeding through the village was discussed. A VAS (vehicle-activated sign) was suggested. Funding for this could potentially be provided by Cllr Bull and Spicer. It is quite a long process to organise the posts for a VAS. Cllr Loden will begin the process by looking at possible sites for putting posts to hold the device. **Action Cllr Loden/Clerk**

The Parish Council website is in need of some attention. The Clerk will liaise with Cllr Loden about this. **Action Cllr Loden/Clerk**

14. Correspondence for information

None received.

15. Date of next meeting: It was agreed to start at 7pm in the future. 16th September 2021

16. To consider the exclusion of the public and press in the public interest for consideration of The following items:

16.1 Personnel Issues. None.

16.2 Legal Issues. None.