

BARHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD IN BARHAM CHURCH HALL, ON MONDAY 7TH AUGUST 2023, 7.00pm

PRESENT:

Chair Gail Cornish, Cllr Brenda Mitchell, Vice Chairman Casey Wooltorton, Cllr Paul Fenn, Cllr Marilyn Lesley, Cllr Bonnie Head, Cllr Graham Head & Cllr Julie Gregory.

Also present: SCC Chris Chambers, BMSDC John Whitehead, the Clerk and 23 members of the public.

OPEN FORUM – The Chair welcomed all to the meeting. She reported to all the protocol to conduct parish council meetings and reminded of the 20 minutes given for the open forum.

Member of the public reported that the pavement has been damaged/cracked opposite side of the road to Home Lands, Norwich Road. This may have been caused by an HGV driving onto the pavement when accessing the Taylor Wimpey site. He would also like to report the increased number amount of Estate Agent boards, not only are they on private dwellings advertising the sale but are also now popping up on public land and this is an offence. The Chair to contact any Estate Agents where boards are reported to her.

Member of the public raised concerns at the planning application to build 9 houses at Kirby Rise on the site of the old Doctors surgery. This is an over development, also the road leading to the site is very narrow, cars always park along it causing access problems for residents. The height of the properties is also a concern. Lack footpaths on both sides of the road. Residents also said the proposed new properties lack parking spaces, where will the extra cars park? The exit onto Church Lane is dangerous. There is a tree at the site which has a TPO. Highlighted that there is a covenant on the land and the district council states that the land must only be used for medical purposes.

Do not need another 9 houses to be built when Barham is expecting over 250 new homes to be built at the Church Road development.

The Chair thanked the member of the public for the comments related to the Kirby Rise planning application which are very helpful for the PC to respond to the district council planning department. Encouraged all of the public to make their own comments regarding the planning application on the district council planning portal.

Member of the public would like to draw the attention of the PC to item 7 on the agenda “Discuss the Option for Barham Country Park with a view to vote on the decision if all the facts are known”. He asked the Clerk to read out standing orders 9a & b. He disagrees that the motions are not clear on the agenda.

The Chair informed that the motions are clearly itemised on the agenda as follows;

- a. Continue to manage by Barham Parish Council
- b. Give long lease to Barham Picnic Community Project Charity
- c. Transfer ownership back to Suffolk County Council for them to give lease to Barham Picnic Community Project Charity

The Clerk and councillors are happy that the agenda is correctly itemised.

Member of the public informed that he still has a vested interest with the workshop/building at Barham Country Park, the building was granted change of use by BMSDC.

Why has the building work stopped on the toilets? There is still lots of work not finished and the site is now becoming overgrown again. The Parish Council has done no work at the site since May. The Chair informed that she has tried to contact the contractors who had been carrying out the work but has received no reply.

Report from SCC Chris Chambers.

His report had been sent to all in advance of the meeting. Consultation has begun on the Norwich to Tilbury Pylon Project. Suffolk has been awarded £282,000 to help fund Natures Recovery. Waste Transfer Station fire and awareness, care must be taken that rubbish is disposed on in the proper way.

Digital Partnership, to install digital technology into homes to enable residents to stay in their homes rather than needing to be moved into care homes.

Further to the last PC meeting he has passed on the list of footpaths which need cutting back to Highways. He is aware of the shortage of early years provision in the “Gipping Valley”. The number of new houses up for construction in the area would only add to the early years provision is needed. He had attended a recent meeting with SCC

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to consider the workshop/building at Barham Country Park to be developed into a childcare facility. He informed that SCC has S106 money which they could use for the building and provide childcare facilities for Barham and the surrounding villages.

Cllr Woollorton informed that the restricted covenant for the building states recreational use therefore childcare would be covered. The PC has received the covenant from the SCC solicitors.

Report from BMSDC John Whitehead.

The report received from him and Cllr Dave Penny has been sent to all in advance of the meeting.

“Pride in Your Place” initiative to help enhance public spaces. Grants would be available of £400 to be used to clean up litter, tidy verges appear and the encouragement of Re-Wilding.

The trial of a taxi/bus service to help village connections.

MSDC representatives Laura Button, Assistant Manager of Community Grants and Sarah-Jane Hatt, Grants Officer, to discuss S106 money available for Barham Country Park site;

Informed that a S106 agreement was signed in 2015 by the cement works company at Gt Blakenham to provide sports funding and Barham Picnic Site was one of the sites who could apply for £200,000. The deadline for the PC to make the claim is 23 December 2023. Barham must meet eligibility criteria and needs to move quickly as do not want to have to give the money back to the developers. The PC need to make a clear business plan with pricing, to be able to apply for the funding.

Community Land on Churchfield development;

Plot size 42x85 metres for community use, purchase price £1.00 (for land & services) Big enough plot to hold a community centre & associated parking or could be used for allotment plots. The PC need to talk with planning and Pigeon developers to discuss further.

The Chair advised that the PC are having a meeting with Pigeon on 21st August and that Laura and Sarah-Jane are welcome to attend also.

Other Funding Available;

Community Ownership Fund (match fund for community land). District CIL deadline is coming up.

End of Open Forum.

1. APOLOGIES

a. Apologies for absence. BMSDC David Penny None.

b. Consent/non consent to absence. NA.

2. COUNCILLORS DECLARATION OF INTERESTS

a. Declaration of interests with regards to any item on the agenda. Chair Gail Cornish, item 10 f. Recreation Ground.

The Chair reminded that at the last PC meeting a depensation has been granted to the members of the Barham Country Park Community Charity to last for one year.

3. TO APPROVE THE MINUTES OF THE LAST PARISH COUNCIL MEETING ON 15th MAY 2023

Approved correct, signed by the Chair, proposed Cllr Woollorton seconded Cllr Mitchell.

4. MATTERS ARISING FROM MINUTES OF THE LAST MEETING, WORKPLAN AND PLANNING LIST

a Community Speed Watch. The Chair reported that there were 7 volunteers, but more were needed and she has been liaising with the police for the training to proceed.

b Kirby Rise play equipment, outcome of inspection by Sovereign of the deteriorated timber.

Chair reported the play equipment has been inspected by the Sovereign who the equipment was purchased from. They are satisfied that currently the cracks to the timber are an acceptable depth but will come back in 6 months to check again. Still covered under warranty.

c Report back working party Street Cleaners. The Chair informed that a meeting was being set up with the street cleaners, this will cover contracts, risk assessments, hours and the areas they work in Barham.

d Councillors Alternative Email Address' for Parish Council work. Cllr Gregory is happy to help each councillor to set up their new email address, hopes all will soon be up and running.

All correspondence emails to be sent out to all Councillors in future, but to refrain from “replying to all”, just send replies to Chair & Clerk not to every Councillor.

Cllr Fenn would prefer the PC to communicate by email rather than WhatsApp. Cllr Woollorton suggests that WhatsApp is only used in emergencies when a quick response is needed.

The PC agreed to standardise its communications.

In future all planning and finance emails to be sent to all Councillors rather than just to the councillor representative.

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5. Review Parish Council Work Plan. The Chair advised that most relates to footpaths and a list of the footpath issues has been drawn up and passed onto SCC Cllr Chambers. Cllr B Head informed that she has more photographs of the problem areas if needed to support the urgency of the work needed.

6. Review work Plan for Barham Country Park, costings and ecology site visit & future of the country park

a. To discuss and approve the electricity quote for the Country Park. Cllr Wooltorton informed that he has received a few quotes for work, the main one is for the electricity, which needs to be connected onto the site before any further work can progress. To supply 2 electricity meters & 2 electricity supplies, lights, electric sockets, new electrics and water heater, cost £6,890.23. 2 further quotes to be sourced. An electricity supplier will then need to be agreed. The PC agreed by a vote to approve the quote, 7 for and 1 abstained, once 2 further quotes have been received the electricity works should be completed as per the quote. Proposed Cllr Wooltorton seconded Cllr Lesley.

7. Discuss the Option for Barham Country Park with a view to vote on the decision if all the facts are known.

a Continue to manage by Barham Parish Council

b Give long lease to Barham Picnic Community Project Charity

c Transfer ownership back to Suffolk County Council for them to give lease to Barham Picnic Community Project Charity.

The PC has received the following confirmation from SCC Bran Prettyman;

The grant of planning permission does not over-rule legal ownership of a property. For example, there is nothing to prevent me from applying to change the use of your house but, whilst the local planning authority may have no reason to object to the proposal and therefore grants consent, this does not mean I can enter your property and make the changes for which planning permission has been granted. In the case of Barham Former Picnic Site, when Suffolk County Council (SCC) conveyed the freehold of the property to Barham Parish Council there were conditions (covenants) included. IN section 13 of the land registry certificate it says; the property will not be used for “...any purpose other than for recreational, and leisure use without prior written consent of the Transferor (SCC) such consent to be at the sole discretion of the Transferor (SCC)” “Not to make a disposition of the Property without complying with the obligations..... relating to Overage” a Disposition being a disposal by means of sale or lease.

SCC transferred the property to Barham Parish Council for the sum of £1. The charge of only £1 was a reflection of the intention that the that the site was to be used by the community for recreation and leisure, not for commercial gain. There is no record that SCC has been asked for, nor given, consent for alternative use. I think it is unlikely that consent would be given.

The Chair asked that each Councillor to consider the best option for the Parish Council to proceed with the Country Park.

Cllr Wooltorton option C is the preferred & affordable option.

Cllr Fenn is unable to approve any option as not enough information on costs.

Cllr G Head option C as this will not involve any cost to the PC.

Cllr B Head option C as this will enable the PC to move on.

Cllr Gregory option C as the PC needs to move on.

Cllr Lesley option C.

Cllr Mitchell option C as the PC cannot afford to pay to get more work done to enable to Country Park to open. A Pre School at the site would be a great idea.

The Chair asked the Councillors if they have enough information to make a vote, 7 agreed one against.

To vote for option a, manage by Barham Parish Council 7 against and 1 abstained.

Option b, give long lease to Barham Picnic Community Project Charity 6 against and 2 abstained.

Option c, transfer ownership back to Suffolk County Council for them to give lease to Barham Picnic Community Project Charity 6 for and 2 abstained.

Member of the public asked it the legal fees will be covered by SCC? Cllr Chambers will seek conformation and come back to the PC with a response in writing.

Member of the public is concerned; the original covenant was put in place for the parish of Barham. If the Country Park is given back to SCC wording must be very clear that in 25 years time, the country park must still be for the parish of Barham and that SCC must not go against this.

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8. Review of Planning List & To Discuss any new Planning Applications Received.

- a. DC/23/02810 - Erection of ground mounted solar panel system and reconstruction of outbuilding, The Lodge, Church Lane, Barham.** The Parish Council has no comment.
- b. DC/23/03457 - Tree protected by Tree Preservation Order ES61/W4 - Crown reduce 1 Copper Beech by up to 2.5m (height and spread) to front of property to reduce risk of limb failure in adverse weather conditions, 19 Old Rectory Close, Barham.** The Parish Council has no objection.
- c. DC/23/03272 - Erection of 2 new buildings including a Fishermans' Pavilion and a Storage Building, Barham Lakes, Pesthouse Lane, Barham.** The Clerk advised that the PC has been granted an extension to 14th August to send in comments. It is understood that the pavilion will be used for storage of fishing equipment. It was agreed by all that the PC does not object to the application with the provision that the pavilion is not turned into a dwelling or retail outlet in the future.
- d. DC/23/03569 - Erection of 9 Dwellings and associated infrastructure (following removal of existing building). Barham And Claydon Surgery, Kirby Rise, Barham, Ipswich Suffolk IP6 0AS.** The PC agrees to put in an objection on the grounds raised by residents in the open forum including that it is a massive over development of the site. Access onto Church Lane is too dangerous. TPO is close to the proposed properties. Covenant on the land that it is used for medical purposes.
- e. DC/23/03531 - Erection of Sports Hall and Fitness Suite Extension. Claydon High School, Church Lane, Claydon, IP6 0EG.** The PC to comment that it must also be for community use as S106 money is being spent on this.
- f. DC/23/03689 - Erection of 2 dwellings (following demolition of existing redundant outbuilding)(revised scheme to approved DC/22/00577). Land Rear Of 1 Hall Farm Cottages, Norwich Road, Barham, Ipswich Suffolk IP6 0PA.** No objection from the PC.
- g. Ely Road Development.** The Chair informed that the development was totally different to what was proposed and show during the public consultation. This will be considered by the district planning committee at a meeting next week.
- Cllr Woollorton will attend to represent the PC.

9. VACANCY FOR A PARISH COUNCILLOR ON BARHAM PARISH COUNCIL Applications welcome, new member to be co-opted at the September meeting.

Applications will be considered at the next PC meeting and it is hoped to co-opt a new member onto the Council.

10. FINANCE

a. Monthly Payments – to agree the payments for June & July 2023.

June payments £2612.92, receipts £650.16. July payments £2880.40, receipts £8242.61. These were approved by all and signed by Cllr Mitchell.

b. Monthly reconciliation – to approve the bank reconciliation for June and July. As at 30/06/23 the Current Account £28,449.46, Business Account £4,735.32. As at 31/07/23 the Current Account £34,243.67 this includes £8959.93 CIL money and £3693.71 towards new play equipment, country park. Business Premium Account £4,735.32. Cllr Mitchell signed the bank reconciliations.

c. Annual Payments list to be updated and approved. The PC approved the list and granted authority to the Clerk to carry out the regular payments outside of PC meetings. Proposed Cllr Woollorton seconded Cllr Fenn.

d. Bank Accounts Quarterly Summary April – June Q1. The Clerk presented this information to the PC.

e. Spend Against Budget to 31st July 2023. The Clerk presented this information to the PC.

f. Claydon & Barham Recreation Ground - 1st half year funding. A vote was taken to pay the half year donation of £1000 to the Claydon & Barham Recreation Ground Committee, 7 for and 1 abstained (due to declaring an interest) proposed Cllr Woollorton seconded Cllr Fenn.

11.8 REPORTS – Councillors to report on any meetings that they have attended since the last Parish Council meeting.

Claydon & Barham Village Hall Committee - Cllr Mitchell reported that she has attended the recent committee meeting, extensive work has been carried out which includes repairs to the roof, 3 new toilets installed, painting & decorating and new crockery purchased.

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12.8 CORRESPONDENCE – To report to the Councillors any correspondence received.

a. Request from a member of the public to photograph Barham Country Park with a drone.

It was agreed by all that as the site is not open to the public and is to be handed back to SCC, the request to photograph the site by drone is not permitted. The Clerk to inform the member of the public of this.

b. Footpaths. Member of the public has sent a letter to the PC to raise awareness of the overgrown footpaths in Barham which need cutting and also the Armco barrier which blocks the footpath leading down to the pits/fishing lakes. The steps down are also worn away and overgrown. The Chair advised that this has all been added to the list for Cllr Chambers to discuss at his meeting with Highways.

13.8 DATE OF FORTHCOMING MEETING DATES 2023 - 11th SEPTEMBER, 30th OCTOBER & 4th DECEMBER. DATES FOR MEETINGS 2024 TO BE CONFIRMED.

The Chair proposed 15th January, 26th February & 8th April 2024, all agreed, proposed Cllr Wooltorton seconded Cllr Gregory.

The meeting ended at 8.55pm

Chairman

Date