

**Lode Parish Council**  
**Minutes of the meeting held at 7.30pm on Monday 13 June 2016**

**These minutes comprise 4 pages.**

**Present:** Cllrs R Stevens (Chairman), P Dean, P Lane, R Small, E Mitchell and F Platten  
D/Cllr D Chaplin and Mrs J Stevens.

**56/16 Public Question Time**

There were no questions from the public.

**Apologies for Absence:**

D/Cllr A Sharp, Mr T Cassidy (Internal Audit) and Mr M Lord (NHW)

**Declaration of Interest**

(a) **Prejudicial** – there were none

(b) **Other** – there were none

**57/16 Minutes of Previous Meeting**

It was noted that there was an error in the minutes in the number of houses planned for build on the 1 Quy Road site. After this has been corrected the minutes of the meeting held on Monday 9 May 2016 can be signed as a true record by the Chairman.

**58/16 Matters Arising from the Minutes**

The Clerk reported that both the Annual External Audit Report and the PC comment on the 1 Quy Road planning application had been submitted.

Cllr Mitchell reported that the Neighbourhood Plan project and the Lode Star cemetery report requesting donations for the installation were in hand.

**59/16 C/Council Report**

In the absence of C/Cllr Shuter there was nothing to report.

**60/16 District Council Report**

D/Cllr Chaplin reported that:-

- As mentioned at previous meetings a smaller form of devolution may happen, but there are still a lot of proposals and discussions to be had before that is finalised.
- The Local Plan has been issued and the Parish Council should look at the sites included within the plan. They are not the recommendation of the District Council, but applications made by landowners. Sites can be added to those already included.
- Michael Allan was re-elected Chairman of the Council at the recent Annual Council with Peter Cresswell re-elected as Vice-Chairman.

**61/16 Portfolios**

Councillors volunteered to undertake the following duties

Finance	Cllr Dean, Cllr Lane, Cllr Stevens
Planning	Cllr Dean, Cllr Platten, Cllr Stevens
Allotments	Cllr R Small
Cemetery	Cllr Mitchell
Fassage Hall	Cllr Lane

Play Area	Cllr R Small
Lode Star	Cllr Mitchell
NT Liaison	Cllr Platten
Wicken Fen Liaison	Cllr Mitchell
Neighbourhood Plan	Cllr Mitchell, Cllr Small

#### Other appointments

Footpaths	Charlie Rickard
Neighbourhood Watch	Mr M Lord
Lode Local Charity	Cllr Dean, Clerk
John Salisbury Charity	Cllr Dean, Cllr Lane, The Clerk
Internal Audit	Mr T Cassidy
Tree Warden	Mr C Platten
Web Site	Mr I Middleton

### 62/16 Parish Reports

#### Cycle Way

Cllr Platten reported the planning application had been submitted and the Heads of Agreement were with the lawyers. It was noted that the work would not start until the crops on the line of the path had been harvested.

### 63/16 Parish Council Reports

#### Finance

##### Invoices

The Council agreed that the following payments could be made.  
Last month's payments were checked and signed off.

Clerk	Salary	296.48	Local Govt Act 1972 s112
Clerk	PAYE	74.12	Local Govt Act 1972 s112
Clerk	Petty Cash	20.00	Local Govt Act 1972 s112
Green Energy	Fassage Hall Electricity	255.18	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Cemetery	144.00	Open Spaces Act 1906 ss 9 and 10
W Jaggard	Fuel	9.06	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting April	360.96	Open Spaces Act 1906 ss 9 and 10
Truelink	Grass Cutting May	460.56	Open Spaces Act 1906 ss 9 and 10
Cllr Platten	Bin Bag Hoops	34.71	Open Spaces Act 1906 ss 9 and 10
Suffolk ACRE	General Insurance	741.46	Local Govt Act 1972 s112
Suffolk ACRE	Fassage Hall Insurance	436.43	Open Spaces Act 1906 ss 9 and 10
CCC	CCAN Subscription	100.00	Local Govt Act 1972 s112
Anglian Water	Cemetery Water Rate	26.24	Open Spaces Act 1906 ss 9 and 10
Swaffham Drainage	Cemetery Drainage Rate	27.60	Open Spaces Act 1906 ss 9 and 10
T Pellegrini	Allotment Rent Refund	8.00	Open Spaces Act 1906 ss 9 and 10

The Clerk reported that presently 4 ring fenced funds exist, the Cycle Way (1408.50), P3 (74.00), Jumble (116.00) and Rural Services Grant (2904.76).

#### Planning The following applications were discussed

Craig Stretton Commercial End	16/00506/FUL Social Club building change of use to A4 Pub	See Below
Paul Webb	16/00034FUL New build to replace existing summer	ECDC Approved

10 High Street	house	
Dr Charles Wilson 7 Lode Road	16/00586/FUL Replacement outbuilding	No PC concerns
Mr&Mrs Bridgland 43 Mill Road	16/00447/FUL Replace existing garage by free standing art studio	See below
Mr and Mrs T Hartley 66 Lode Road	16/00157FUL Demolition of sun lounge. Two storey rear extension, first floor extension, internal alterations plus external and new side dormers. Changes to plan to reduce overlooking. Left to neighbours to comment.	

### **16/00506/FUL Social Club Building**

Cllr Stevens opened the discussion of this item by giving a potted history of the project. In discussion the following points were made:

- The application to extend the building was made under the building's Sui Generis classification. However, there was an expectation that the use would be a pub and the applicant put another application in to determine the classification, claiming it was D2 as it was a Golf Lounge. This could have meant a temporary change to a pub could be done for 2 years. This D2 claim was not accepted. Highways had objected to the lack of parking space, but when the applicant confirmed that it would reopen as a social club, the objection was removed. The Planning Officer confirmed at a Planning Committee meeting that an application for a change of use would be required if the property were to be a pub. The only mention of a public house appears in the heading elsewhere the application refers to a social club.
- When the building operated as a social club those attending in cars would park on the grass verge in the front of Broughton Hall. An application for the development of Broughton Hall is now under consideration by Lady Fairhaven.
- Planning and Licensing are considered by two different bodies.
- It is possible to change from an A4 licence to an A3 licence with no further planning application hence no input from the PC

It was agreed that the parking problem has not been answered and that the Clerk should draft a response for consideration by Councillors.

### **16/00447/FUL 43 Mill Road**

In the light of the problems with car parking along Mill Road it was agreed that the planners should ascertain that the removal of the garage will not lead to the loss of an off road parking space.

### **Fassage Hall**

The clerk reported that he had received a letter from a 6 year old child complaining that he had been unable to use the basketball ring because those attending a cricket match had ignored the signs and had parked on the tarred area by the side of the Fassage Hall. Cllr Platten agreed to speak to Mr Lamb on this matter.

Cllr Stevens raised the vexed question of the high electricity costs levied for the month of May. In discussion of this matter the following points were made:-

- Technical information concerning the Hall is not available. The location of this should be investigated with a file of this being made available.
- As there is no information available about the electrical usage by varying parts of the Hall an electrical equipment audit should be carried out.

It was agreed that Cllr Lane should discuss the matter with the Fassage Hall Management Committee chairman Mr Lince.

It was noted that the concrete slabs in the front of the building had begun to subside. When the slabs were raised it was found that a considerable amount of material had slid down into the water tank installed to provide grey water to the building but had never

functioned satisfactorily. As a result it had been necessary to fill in the hole and divert the rain water into the soakaways.

### **Footpaths**

The Clerk reported that a complaint had been received from a resident that a permitted footpath had been blocked off by those organising the celebration scout jamboree. The footpaths' officer had been in attendance and had resolved the matter.

In answer to a question he confirmed that reference to the jamboree had been made in his May report but his request for further information had not been forthcoming.

In answer to a question, which asked if the unofficial footpath between Station Road and Cranney Drove could be made a right of way, Cllr Dean reported, that it is his understanding, that there is a caution (he believes that is the word) filed with the land registry to the effect that this cannot happen. This arose on two occasions once regarding the festival and also a previous suggestion and attempt to gain a right of way. The Church Commissioners, he understands, are quite happy for its continued unofficial use.

### **Play Area**

Cllr Platten reported that:-

- Wicksteed had not responded to her request for information about a suitable material for filling the cracks between the safety mats. In discussion of this item it was suggested that a possible solution would be to use rubber granules covered with a sealant.
- she has identified that grants of £8000, £10000 or £12000 are available from Tesco Groundwork Link for the implementation of a suitable village project. She has made a bid, which will probably be one of many, and if this is successful the grant will be used to install adult exercise equipment on the Fassage.. It was noted that 3 projects will be chosen by Tesco and a public vote will be held to decide which of the 3 will receive the £8000, which the £10000 and which the £12000. Funding for the installation of a table tennis table has been identified from an alternative source.

### **Village Reports**

#### **64/16 Other Matters**

**Village Fete.** It was noted that Cllr Platten will be manning a bric a brac stall to raise funds. Cllr Mitchell will also be present to make those attending aware of the Neighbourhood Plan and the PC vacancy.

**Wheelchair** Cllr Dean reported that he would investigate this matter.

**PC Vacancy** It was noted that no volunteer had come forward to stand as a Councillor. It was agreed that all would canvass suitable electors.

**Unrestrained Dogs** It was noted that there have been 5 attack by dogs not on leads. It was agreed that this is a matter for the individuals concerned who should report the incident to the police.

**/16** There being no further business the meeting was formally closed by the Chairman at 9.00 pm

**Date of Next Council Meeting – Monday 11 July 2016**

..... **Signed by the Chairman Cllr R Stevens**

**These minutes comprise 4 pages**