

Minutes of Ufford Parish Council Meeting

Held on 7th January 2025 ~ 6.00pm

The Community Hall, The Avenue, Ufford

Present

Cllr. David Findley (Chair)

Cllr. Keith Bennett

Cllr. Tim Buxbaum

Cllr. Nick Crocker

Cllr. Pat Edworthy

Cllr. Jane Hawthorne

Cllr. Angela Linforth

Cllr. Nigel Smith

Cllr. Vincent Smith

Judi Hallett (Clerk)

Three members of the public were present

The Chair welcomed everyone to the meeting and all Members introduced themselves

1. Apologies for absence:

- a) To Receive Apologies: Apologies from UPC Councillors had been received from Cllr. Tig Thomas (unwell) and Cllr. Kathryn Jones (away). District Councillor Sally Noble and County Councillor Alexander Nicoll had also sent their apologies.
- b) To Accept Apologies: The apologies of Cllr. Thomas and Jones were proposed as accepted by Cllr. Hawthorne, seconded by Cllr. Edworthy and all were in agreement.

2. To receive any:

- a) Declarations of Pecuniary Interest in Agenda Items
 - None
- b) Declarations of Non-Pecuniary Interest in Agenda Items
 - None
- c) Applications for Dispensation on Agenda Items
 - None
- d) Declarations of Gifts or Hospitality received over the value of £50.00
 - None
- e) Notification of Lobbying with reference to any Planning Application to be discussed
 - None

Chair's initials.....

3. Public Session:

a) Reports or comment from any member of the public (notes only):

- Statement – The Clerk read the following statement from a local land owner “It has come to our attention that a developer is addressing a meeting of Ufford Parish Council to be held tonight 7th Jan 2025 requesting a pre application comment on the property known as The Bungalow High Street Ufford and the adjoining SBS Spares Ltd yard. We are the owners of the yard and also executor for the estate of our late mother Joyce Nicholls that owns the Bungalow and surrounding land. We were approached last year by a developer who asked about putting in a pre-application, however we did not hear anything back from them. We have as yet not authorised any developer to act on our behalf, nor have we been contacted by any developer to inform us of this request for a meeting with the parish council. Whilst we are aware that anyone can make an application on any property without the owner’s consent we are concerned that any application without our knowledge or being made aware of any suggestions put forward by them or the parish council could prejudice any application we as the owners may make in the future. We realise the parish council and many in the village would prefer for the site to be developed from its present use and would appreciate feedback from the parish council after this meeting as to what that may be.”

b) Reports or comment from ESC and SCC Councillors (notes only):

- East Suffolk Council - Cllr. Noble was not present.
- Suffolk County Council – Cllr. Nicoll was not present.

4. To sign Minutes of meeting dated 17th December 2024:

The minutes of the Full Council meeting dated 17th December 2024, and the Confidential Notes on the same meeting, had been circulated and there were no further amendments. The minutes were proposed as a true record by Cllr. N Smith, seconded by Cllr. Edworthy and all Councillors, who were in attendance at the meeting, were in agreement that they be signed. The Clerk agreed to publish the minutes on the website.

Action: Clerk

5. To discuss and agree responses to the following Planning Applications, Appeals or Consultations:

a) Park Farm Solar Park – Loudham/Pettistree – to discuss letter received from Alpaca Communications. The following comments were noted:

- [Cllr. Findley recapped the history of this application and confirmed that all members had seen the latest letter received from Alpaca Communications]
- A meeting is due to be held with BSR Energy (the applicant) on Thursday 9th Jan, local Parish Councils and Cllr. Noble have been invited
- This letter asks for comments but there is no further information or detail on the Portal
- The letter re-states the benefits of the proposal but there is no detail of any changes to the original scheme nor any mention of the reason why the decision made last June was quashed in the High Court

Chair’s initials.....

- I believe it is ESC who should be managing this re-consultation, not the applicant; they should go through the usual consultation process as if this were a new application
- We wrote to the ESC Leader, Caroline Topping and had a response that admitted the correct Planning Committee South procedure needed review. In view of the abstentions that took place. We copied this letter to Mr Woolnough at the time and should resend it requesting a full consultation led by ESC staff
- If this goes ahead Pettistree PC will receive annual funding from the developer, so they have a pecuniary interest in the matter going through
- Conclusion: **A letter to be sent to ESC, with copy to Wickham Market and Pettistree PCs, also attaching copy of letter from Caroline Topping, asking for a full re-consultation. This letter to be sent after the forthcoming meeting to be held on Thursday 9th January.**

Action: Clerk

6. Finance Matters:

a) To authorise the following Invoices for Payment:

- i. HMRC Cumbernauld (Clerk's PAYE and NI) £484.96

The above payments were proposed by Cllr. Crocker, seconded by Cllr. Linforth with Councillors voting all in agreement that the payments be paid. Cllrs. Findley and Bennett agreed to authorise the online payments the following day.

Action: Clerk

7. To receive agenda items for next meeting and agree date of Next Meeting (21st January 2025):

It was agreed to include the following items on the agenda:

- Solar Farm Update
- Melton Care Village

Action: Clerk

Under the Public Bodies (Admission to Meetings) Act 1960, the public were excluded from the meeting due to the confidential nature of the business to be discussed

8. Neighbourhood Plan - To discuss Policy UFF16 in the Draft Ufford Neighbourhood Plan

Confidential notes on this item were taken.

9. Request for Pre-Application Comment – To discuss request from developer for comment on potential development in Ufford

Following the comment from a local land owner heard during the public session, Councillors resolved no to comment on this request.

Further confidential notes were taken.

Chair's initials.....

The meeting was closed at 7.53pm

Signed:.....
Cllr. David Findley - Chair

Date:

Judi Hallett
Clerk to Ufford Parish Council

Chair's initials.....