

Minutes of a meeting of the Brundish Parish Council held on Tuesday, 13th December 2016 at 7:45pm at the Village Hall.

Present: Cllr A Bryant (Chairman), Cllr H Gillingham (Vice-Chair), Cllr D Palmer, Cllr A St. Quinton, Cllr G Western, Cllr M Hitchings, County Cllr M Hicks, Mrs D Bedwell (Clerk) and one member of the public.

- 1. Apologies for Absence:** There were no apologies for absence.
- 2. Declarations of interest with regard to items on the agenda and additions to register:** Cllr H Gillingham declared a non pecuniary interest on item 10.1.
- 3. To receive report from the District/County Councillor:** A report had been circulated to members ahead of the meeting and was updated by Cllr M Hicks.
- 4. Suspension of standing orders:** *Meeting open for 5 minutes to allow members of the public to speak:*
Meeting open: A report on footpaths was received from Mrs C Smart.
- 5. To approve the minutes of the meetings held 20th September 2016 and 22nd November 2016:** It was resolved to approve the minutes as a true record of the meeting held.
- 6. Finance:**
 - 6.1 To approve accounts for payment:

6.1.1 Clerk salary and expenses	£459.30
6.1.2 HMRC	£105.84
6.1.3 MSDC play inspections x 2	£110.42
 - 6.2 To note receipts and bank balances: Bank balances were noted. There had been no further receipts.
- 7. Accounts for year ended 31 March 2016:** To receive and consider the internal and external auditor reports and note recommendations: The auditors reports had been circulated ahead of the meeting. Members discussed and noted the various points raised on the reports.
- 8. Accounts for 2017/2018:** To consider and approve draft budget and precept recommendations: Deferred.
- 9. Village Green and Play Area-** to receive update (including grant of £380.00 towards the gate) and agree any actions: Members agreed to accept the quotation for repairs received from Playdale, with the proviso that any items removed would be left on the site.
- 10. Planning:** To consider any applications received and note decisions:
 - 10.1 4592/16 Tannington Hall, The Green, Tannington- Change of use of land and buildings as a wedding and events venue with erection of marquees, camping area and car park: It was resolved that the Council had no objection for the proposed wedding and events venue at Tannington Hall for a 100 people. Comments submitted to the planning department were as follows:

The Council had a number of concerns and comments relating to this application, and in

particularly Planning Policies; HB1, GP1, RT18, COR5, and most importantly H16.

- A) *The submitted Noise Assessment was a theoretical report. It excluded noise associated with human activity, (Sect 3.1 page 5). It is felt that an independent live noise measurement survey, (to include noise levels similar to those generated by human activity and live music, both internal and external to the buildings), at both the proposed wedding /event site and the proposed camping area, with measurements taken at neighbouring properties and the surrounding area, would give a true reflection of potential noise levels likely to be generated at such events. The Council's primary concern is the affect such uncontrolled events would have upon, not just the closest neighbours, but the surrounding villages, in particular Brundish. The local landscape is very flat and local experience shows that in most weather conditions sound travels very long distances. An example is that The Woodlands, (a grade 1 Listed building within the Parish of Brundish), is only 470m from the proposed camp site.*
- B) *The Council felt that Weddings and similar events for up to 100 people, held within the area of the stable block, adjoining buildings, and the proposed grassed area for marquees, (sect 2.4 planning statement, page 5), may not be too intrusive on the local area. However it is not clear from the documentation supporting the application, that any events held will be strictly confined to these areas, or whether the live music will be confined solely within the buildings. "Live Events" are not defined within the proposal, and as such, the Council feels that this loose description is not specific enough to be able to determine their suitability for Approval. The Council feel that the area for such Weddings and Live Events needs to be clearly defined with specific reference to internal and external noise levels and a clear understanding of times of performance such that "Event Creep" will not be allowed to occur. It is requested that clarity over the types of proposed events, the location of the music, and the duration of the performances/broadcasts is obtained and clear guidelines issued as to what is permissible, based on the results of a live noise assessment as in A, (above).*
- C) *The Council is concerned about the location of the proposed camping site, and its extreme prominence to near neighbours within the Parish of Brundish. It is felt that a clear upper limit should be imposed on the number of pitches on the camping area at any one time. It is felt that an alternative location for such a site could be found within the curtilage of Tannington Hall, which would have a lesser potential impact upon near neighbours. It is felt that wherever the proposed camp site is located, suitable sanitary facilities are located within the camp site. A strong concern held is that after any wedding or event at which alcohol has been consumed, there is a potential for private parties to continue on the camping area after the actual event has finished, resulting in high levels of uncontrollable noise well into the early morning. Sect 3.9, Page 11 refers to the barn adjacent to the camp area as an additional possible wedding /event venue. It is felt that this could potentially double the wedding/events area without planning permission. The Council feels that the proposed camping area location, number of pitches, noise levels, and duration of use needs to be clearly defined.*

- D) *The Council wishes to see a restriction regarding the firework displays. Specifically the loud aerial displays which often take place at the end of an event, which in this case, could be within the early hours of the morning. It is felt that if the number of weddings/events were unrestricted, and potential firework displays were not governed, then this could be a major source of noise pollution to the surrounding villages. On the outskirts of the Parish of Brundish, there are many equestrian owners and other livestock. It is felt that regular firework displays could have a detrimental effect on these. A further concern, is the location of a Grade 1 listed thatched property which is within 470m, (and within the Parish of Brundish), of the proposed events site. Any firework display would have to be very strictly assessed with such a close prominent and important building within range, so as not to elevate any risk of fire to the property.*
- E) *The Council felt that there should be a restriction on the number of days per year when live or potentially noisy events may be held. Whilst it is recognized that there is a breakout point where a business has to operate, it is understandable that a business such as this would want to capitalize on the summer season income. However it is requested that a cap is made on the number of events permissible within the Spring/Summer/Autumn seasons, with no events being held on Sundays. If it is not possible to restrict events from Sundays, then it is requested that no Live Music is permissible on Sundays.*

Brundish Parish Council feels that in general, the proposal to hold private weddings with a restricted number of guests on a restricted number of days throughout the year, with noise levels managed so as not to generate an unreasonable nuisance to the neighbouring Parishes, and so as not to have a negative effect on properties such as The Woodlands, (a grade 1 listed property within 470m of the proposed venue), is an acceptable proposal.

However, the overriding concern to all is of the potential for noise pollution, and for potential late night noise to affect the general well being of those in close vicinity. Please note that we consider the majority of the Parish of Brundish which borders the Parish of Tannington as being in close vicinity.

It is not clear from the application, if the proposed Weddings and Events are to be managed by an on site team.

It is a concern of the Council, (some of whom have immediate experience in this industry), that if the management of these proposed events is not carried out on site by a permanently staffed team, who would be in attendance at all times for the duration of all events, (including when there are guests on the proposed campsite), then any infringement of clear operating restrictions would be impossible to manage and control.

Specifically the management of external noise levels and adherence to music or loud noise duration, and also the control of any unregulated activity within the campsite, such as private after event parties.

The Council feels that this application could be perfectly acceptable with an effective noise assessment carried out as a pre planning condition to allow suitable restrictions to be put in place prior to any planning decision being made.

It is felt that with careful, clear regulation and definition of all potential events, then a successful outcome can be achieved.

- 11. Footpaths:** To receive Warden Report: This report had already been received under item 4 from Mrs C Smart.
- 12. To consider and agree meeting dates for 2017:** Meeting dates were agreed as follows but may be subject to change: 17 January, 16th May (APM and APCM), 21 September and 12 December.
- 13. Correspondence:** To note correspondence received and agree any action needed: All correspondence had been circulated to members ahead of the meeting. The matter of the license for the limited use of section of green near the pond was discussed and members agreed that the annual renewal license letter should be re-sent. Clerk to action.
- 14. Chair's urgent business:** any items not on this agenda but of such urgency as to merit, in the Chair's opinion, immediate action: There was no Chairman's urgent business.
- 15. Any other business:** information exchange only: There were no further matters to report.
- 16. Date of next meeting:** January 17th 2017.