

## CHARSFIELD PARISH COUNCIL

**Extraordinary Minutes of Meeting Held on Monday, 22<sup>nd</sup> April 2025, 7:30pm**

**Present:** Councillors Pedgrift (Chair), Moor, Rixon, Crone, Viviane Ward/  
Pam Hembra (Parish Clerk)

**Malcolm Payne from Hartog Hutton**

**Members of the Public: 9**

		<b>Action</b>
<b>A</b>	<b>Apologies and Approval of Absence</b>	
	Councillor Youngman, Councillor Haird - approved	
<b>2.</b>	<b>Declarations of Interest</b>	
	None	
<b>3.</b>	<p><b>Planning Application DC/25/1370/VOC - Land Rear Of No. 15, St Peters Close, Charsfield, Suffolk.</b> The planning application, submitted by the developer Hartog Hutton, is to request variation of the drainage strategy of the previously approved planning permission DC/23/1781/DRC.</p> <p>The Parish Council have 'No Objections' to the planning application.</p> <p><b>Action:</b> Write to Malcolm Payne (Director at Hartog Hutton) to thank him for attending the meeting, explaining the drainage plans for Blythe Meadow and answering questions.</p> <p>Remind Malcolm Payne of the follow-up actions;</p> <ul style="list-style-type: none"> <li>· <b>Capacity of the drainage system</b> – what evidence is there that this will be able to support a similar event such as Storm Babet.</li> <li>· <b>How will the management company be established to own and maintain the drainage system and associated infrastructure?</b> There will be two management companies, one for each of the development phases, but with a shared dependency on the use of the phase 1 flow control chamber for controlled water release into Potsford Brook by The Street. How will their respective rights and obligations regarding this dependency be expressed and enforced?</li> <li>· <b>Ownership of the ditch behind 13 St Peters Close.</b> We understand that this has joint 'riparian ownership' with the Landowners and currently yourselves at Hartog Hutton as the Developers. This means that you are jointly responsible for regular maintenance of the ditch. You agreed to discuss this with your Solicitors.</li> <li>· <b>Clarify how maintenance of the drainage system will be enforced</b> given the issues which can arise with regard to Management Companies and the enforcement of positive obligations via Deeds of Covenant. You agreed to discuss this with your Solicitors.</li> </ul>	<b>Clerk</b>

<b>4.</b>	<b>Review and Approve NALC Financial Regulations and Standing Orders</b> Councillor Rixon proposed we accept the new Financial Regulations and Standing Orders and this was seconded by Councillor Moor.	
<b>5.</b>	<b>Date of Next Meetings</b>	
	<p>Monday, 17<sup>th</sup> March 2025</p> <p>Monday, 19<sup>th</sup> May 2025</p> <p>Monday, 14<sup>th</sup> July 2025</p> <p>Monday, 22<sup>nd</sup> September 2025</p> <p>Monday, 17<sup>th</sup> November 2025</p>	
	The meeting closed at 8:30pm.	