

BARROW cum DENHAM PARISH COUNCIL

MINUTES OF MEETING HELD IN THE COMMITTEE ROOM OF BARROW VILLAGE HALL ON Monday 1st December 2025

Present:

Cllr O'Brien Cllr Welbourn Cllr Steer Cllr Holmes	Cllr Bragg Cllr Rawlings Cllr Pearson Cllr Ford Cllr Wesley	Clerk in attendance: Minutes taken by Rachel Chilton
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Minute Ref		Action
6860	APOLOGIES FOR ABSENCE Cllr Cousins Cllr Soons Cllr Pettitt Cllr Holder	
6861	DECLARATIONS OF INTEREST AND DISPENSATIONS Cllr Steer in Item 14	
6862	PUBLIC FORUM: 8 members of the public present No representations	
6863	Minutes of the last meeting Proposed: Cllr Welbourn Seconded: Cllr Bragg Amendments = none noted.	
6864	To receive the County Council Report Not in attendance.	
6865	District Council Report Not in attendance.	
6866	Community Police Report Please see attached. Friday 23 rd January community Police officers will be in Barrow at the Village Hall.	
6867	Community Infrastructure a) School/Parent parking - Barrier has been repaired, TRO update outstanding. b) Memorial repair - We have 2 out of 3 quotes. c) Cemetery pergola - The pergola has been removed. 3 quotes to be sought for replacement. To be produced in time for next meeting. General discussion over designs. d) CitiFibre footpaths - No further action from CitiFibre. It was mentioned that The Street is now flooding worse than ever, could this be due to the works carried out. Parish Council will report to Suffolk Highways regarding the blocked drains. e) Meadow Way/Watsons Way footpath - The fallen part of the tree has been removed. The remainder needs to be attended too. The fence needs to be	

	replaced along with a second deep water sign. Parish Council to write to the landowner regarding this. Suffolk Highways already have. Also to note that pathway leading to Ley Road is full of debris, slippery and dangerous. Parish Council again to write to landowner. f) Cemetery bin - New bin delivered to cemetery. Still the same problem of general waste being placed in the green waste bin. Stickers to go on the bins. Request for the brown bin to be emptied. g) Memorial tree planting request - Need to confirm the location for the tree and also the sizing of the plaque to be confirmed to the correspondent. All in favour. h) Christmas lights on The Green - We need to seek someone (a Tree surgeon) and an electrician to rectify the electrics problem and to test/place the lights. Proposed: Cllr Steer Seconded: Cllr Welbourn – All in favour. i) Speeding - General discussion over the increased problem of speeding in the village. Some noted there had been speed monitoring by Suffolk Police over the last few months. Other local villages had a meeting with Nick Timothy but there has been no outcome from this so far. j) Football Pitch use request - Not for the Parish Council – this has been passed to Village Hall Management.	
6868	Community Facility The building is under construction. We had requested the drawings for the standing points. The information requires some further detail from the contractor. Due to the weather it is unlikely the building will be in place before Christmas. Cllr Rawlings to check that if the building is completed but installation is hampered by the weather, the contractor is able to store the building until we are able to take delivery.	
6869	Media Policy This will be actioned in the New Year due to those dealing with this having other commitments this side of Christmas.	
6870	Devolution SALC meeting to update on this is tomorrow 2nd December. The link to review the information is on our website.	
6871	Clock Tower, Barrow We have received documentation from the owner. We are working on the legal process to purchase.	
6872	Planning Matters Correspondence received was read out. It was noted that Parish Councillors are volunteers and have a multitude of skills. General discussion over viewing of information for meetings and how we can improve this. We as a Parish Council can offer training opportunities to the Cllrs and all planning matters will be circulated to all Cllrs in the future, rather than just the subcommittee.	
6873	Neighbourhood Plan – West Suffolk Local Plan See attached. To seek advice whether it is still relevant for Cllr Steer to leave the room.	
6874	Fete and Flower Show 2026 We have agreed the date being 11th and 12th July 2026. The theme is Cowboys. We need volunteers for both the Flower Show and the Fete.	

6875	2026 Precept It was discussed that there has been a lot of increases to people with the new budget and the cost of living crisis. No increase was agreed. FOI request due in 4 th December. Proposed: Cllr Wesley Seconded: Cllr Steer – All in favour.	
6876	SALC The agenda is mostly taken up with the Devolution process at the moment. Cllr Steer and Cllr O'Brien attending the meetings in December.	
6877	Financial Matters To approve accounts. Approval proposed by Cllr Ford seconded by Cllr Steer Payments accepted; proposed by Cllr Wesley seconded by Cllr Rawlings Invoice approved	
6878	Planning Applications for Considerations None.	
6879	Planning determinations None.	
	DATE OF NEXT MEETING Monday 2 nd February 2026 in the Committee Room of Barrow Village Hall at 7:15pm. The meeting was closed at 21:10pm	

Signed: (Chairman) date.....

NP update for PC meeting 1st December 2025

Response to questions raised at last meeting by members of the public and update.

- **Have the amendments to NP been completed?** A statement was read out which addressed this.
- Since the last meeting, modifications have been completed and incorporated into the Neighbourhood Plan document, which was sent to WS on the 26th November, however on the 28th WS advised there were some minor changes required which we have been working on today. These will be finished by tomorrow lunch time and the final NP document will be forwarded then, ready for the referendum.
- The time frame: WS will be placing the documents on their website, likely to be this week. We will be informed and permitted to do likewise on our site. A Public Notice will be made on or around the 22nd December notifying that the referendum will be undertaken, scheduled for Thursday 29th January 2026. On the basis that the NP passes, then it will 'BE MADE' at the full WS Council meeting on the 24th March 2026.
- WS will be arranging the referendum and conducted in the same way as an election. Polling cards will be sent to residents.
- **Communicate to residents** – we will need to publish and deliver to each household a leaflet explaining the process and urging them to exercise their right to vote.
- **Why has the PC not requested a deferment of the Bury Rd, development?** On learning that a legal challenge had been made to WS Local Plan, we wrote to them requesting a deferment until the outcome of the case was known. They responded by saying they had taken legal advice from a Planning Barrister and that full weight continues to apply to the adopted local plan. In effect it is business as usual. This also applies to the NP.
- **Why is the Bury Rd site not included in the NP?** As agreed at our meeting in September 2025, the PC voted to accept the recommendations made by the Examiner, which included a reference to Bury Rd site, thereby conforming to the Local Plan. Reference to Barrow Hill site have been removed. We are not permitted to make **any** changes to the Examiners comments (other than grammatical or spelling errors).
- With regard to the 174 houses in Bloor's planning application, this we have objected to. The decision regarding the 2 applications submitted (Bury Rd and Barrow Hill) will be decided by planning at WS. They will have to consider the

Local Plan and also our NP, which carries some weight due to it having gone through the Examination process.

Meeting with Bloor Homes

- We met with Bloor Homes and had an amicable and constructive discussion and whilst not expecting immediate answers or decisions, were able to raise a number of points which concerned us regarding their planning applications. They will respond in due course, and no doubt there will be ongoing discussions regarding the development of Bury Rd.
- The points raised are as follows:
 1. **Why are you proposing 174 houses – should be 150?** *This is an indicative number and can be increased. Will need to re-look.*
 2. **You have included 2 rows of housing ‘Back to Back’ this is not in keeping with the village; presumably this was to accommodate the additional 24 dwellings!** *They will need to come back on this point, unaware that there are no back to back dwellings within the village.*
 3. **Why informal access points through Lion Green and Dale Tree Rd, should not be part of the development.** *This was at the request of West Suffolk (this they confirmed in a telephone conversation I had to clarify) to enable connectivity from the development to the village.*
 4. Explanation as to why the access road has been moved from the original plans they consulted on, is this purely to accommodate the extra number of houses they are now proposing? *It was considered that this would be a safer point for the access road onto Bury Rd, however we do not accept this. The reasons we stated relate to points 5,7, 8 below. This will be a further topic to discuss.*
 5. Why in their documentation does it not mention that Felton’s is a working farm and that the repositioning of the access road between two working drives will have serious safety implications?
 6. **In moving the access road next to the protected wooded copse, this will have a far greater impact on the bat population. Their own independent bat survey identified this area as having the highest recordings of bat activity.** *Bloor are working with Ecologists and where there are bats roosting then these trees will be retained.*
 7. Reassurances were given at the last consultation that the three listed properties close to the site would be given adequate screening from the new development. Why do you consider that the Felton’s, which is in fact the older of the three to not now warrant this?
 8. The original flint wall that runs the length of the frontage of Felton’s and is part of the listed curtilage will be less than 7.5 metres from the new access road. This wall has no foundation and with the constant movement of lorries accessing in

and out of the site during construction we must fear that significant damage will be caused.

9. During the last consultation we were told that works would be carried out to mitigate the inevitable worsening of water run off down Bury Road and the overwhelming of the storm drain which leads to the flooding of The Gables and other properties further down, we were told that this would be done by tilting the road. There does not seem to be any mention of this. *Bloor in conjunction with Highways will be tilting the road for excess water to flow into the boggy ground in the existing retained woodland area. From there it flows into SuDS attenuation basin*
10. According to road survey, the figures on traffic journeys seems to be unrealistic and not considering approx. a further 250 vehicles on site! *Bloor conducted survey using a specialist consultant, also in conjunction with Highways. Will need further discussion.*
11. You are proposing to extend the width of the footpath by 2 feet – this is a main thoroughfare from the village to Bury, so to reduce the width seems extraordinary. In addition, you have not considered the heavy vehicles entering and exiting the working farm at the Felton's! *Further topic to be debated, unclear as to whether or not they propose to cut into the fronts of the existing houses!*
12. What benefits will you provide for the village – Community Fund in addition to S106? *Bloor do not believe they would be allowed to do this under the regulations; however, we challenged this and see no reason why they would be prevented from doing so, Bloor has agreed to reinvestigate this.*

Ralph Rawlings

1st December 2025