TATTINGSTONE
Parish Council

MINUTES of the PARISH COUNCIL MEETING held on Monday 05 Octtober 2026 commencing at 7.30pm held at Tattingstone Village Hall.

LIST OF ABBREVIATIONS USED INCLUDED AT APPENDIX B

PRESENT: Cllrs S Gipps, G Mark, A Mendel (Chair), S Page, District Councillor Potter and County Councillor Armstrong.

01. OPENING

Cllr Mendel declared the meeting open at 7.30pm and thanked all for attending. No recording took place.

02. APOLOGIES FOR ABSENCE

To note and approve apologies received – Cllrs noted and approved apologies received from Clls J Lee and B Plumbly.

Councillor Clarke was absent, with no apology given.

03. DECLARATIONS OF INTEREST

(a) To receive declarations of disclosable pecuniary interests and other registerable interests as detailed in Appendix B of the LGA Model Code of Conduct – none.

(b) To receive notifications of gifts of hospitality exceeding £50 – none submitted.

(c) To note the determination of requests for dispensations for items on the agenda under discussion –

None.

04. MINUTES

To consider and approve the minutes of the previous Parish Council meeting held on 6th September 2026 –

Cllr Mark proposed that Council approve the minutes as a true and accurate record of the proceedings that took place, seconded by Cllr Page - aif. The Chair signed a copy of the agreed minutes.

05. CO-OPTION OF A COUNCILLOR

This item was deferred due to the applicant not being available for the meeting. It was noted that there are currently two vacancies.

06. REPORTS FOR INFORMATION

(a) A report was verbalised by Cllr. Armstrong at the meeting. Cllr Armstrong also provided further clarity on the withdrawal of LGR in Suffolk, while Devolution to a Mayoral Authority will go ahead with elections in 2028. Cllr Armstrong also described the County Council's resilience study for alternative Orwell crossings. Currently, a northern bypass is not a favoured option.

(b) A written report was circulated by Cllr. Potter before the meeting and a copy of this report is available with the meeting papers. Cllr Potter reiterated how urgent the problems with the A14 are

and expressed concern about the loss of District Councillors' ability to 'call in' planning applications in their ward to Committee, which ceases this month. Councillor Potter announced that, due to the recent motion regarding Zionism, he has left the Green Party and now aligns himself with the Conservative Party.

07. CLERK'S REPORT

(a) Actions were noted.

(b) To note correspondence received.

1) Funding Summit

   For Information Only

2) SALC HR Bulletin – Sick Pay

   FIO

3) NSIP Briefing (spreadsheet available on request)

   FIO

4) BMSDC Notification of LGR Withdrawal

   FIO

5) Letter from MP Jim McMahon re. LGR

   FIO

6) BMSDC Notification of CIL Draft Charging Schedule

   FIO

7) SALC HR Bulletin

   FIO (file saved)

8) Letter from BMSDC re. Community Emergency Plans

   Current Emergency Plan to be reviewed and updated as necessary

9) Letter re. LGR from Future Suffolk Implementation Board

   FIO

10) SALC HR Bulletin

    FIO (file saved)

11) SALC NSIP Bulletin

    FIO

- SCC have re-installed the footpath marker for the west end of FP2.

(d) Training- see Paper

08. PUBLIC FORUM

(a) To receive questions and matters of concern from members of the public in attendance on items on the agenda submitted – None.

(b) To receive comments or questions relating to Tattingstone in particular – None.

(c) To receive questions and comments submitted in writing/email for future consideration by the Council – nothing raised.

09. FINANCE REPORT

(a) To note the balance of accounts as at 30 September 2026.
The balances were as follows:
- Lloyds Account: £10,020.71
- Lloyds Savings Account: £40,362.22

(b) To approve the accounts paid since the last meeting and accounts awaiting payment including forthcoming payments together with the receipts received since the last meeting.
Cllr Page proposed and Cllr Mark seconded that the payments detailed should be ratified and agreed – aif

(c) To consider any requests for financial support received from local people or groups –
CIL funding request from Carpet Bowls Club (See Item 11)

10. PLANNING MATTERS

(a) To consider and agree a response to the following planning matters related to Tattingstone:

None

(b) To note the following decision notices received:

DC/26/03489

The Sextons Cottage, Church Road, Tattingstone, Ipswich Suffolk IP9 2NA

Householder Application - Addition of first floor dormer window.

Application was APPROVED (with conditions, see paper)

11. COMMUNITY INFRASTRUCTURE LEVY

(a) Council received an update on the Welcome to Tattingstone leaflet printing, which is being proofread.

(b) Councillors received the CIL report for September 2026 noting there is £ £9,370.31 to be spent by the end of March 2027.

(c) The Cil request from the Carpet Bowls Club cannot be considered until the grant form is completed.

12. HEDGE & VERGE CUTTING

(a) Councillors received the below quotes for hedge & verge cutting on Lemons Hill & Church Road:

i. £560 + VAT (same last year)

ii. £3600 (£1500 last year)

iii. £425 + VAT

(b) Councillors resolved to accept Quote C with work to take place in Jan/Feb 2027.

13. PENINSULA ALLIANCE

(a) Council received the meeting notes from the quarterly Alliance meeting with Babergh.

(b) No specific items were raised but issues with events at Jimmy's Farm to be monitored and fed back.

14. NEIGHBOURHOOD PLAN

(a) Council noted the quote for the allocation of sites within the Neighbourhood Plan.

(b) It was noted that Babergh had been contacted to see if any NP funding was still available.

15. VILLAGE MATTERS

(a) Plans for a memorial/tribute were considered and the Clerk is to research outdoor gym equipment.

(b) To receive an update from the Playing Field Representative:

A Christmas Fayre will take place on the playing field on the 6th December and next year's summer fete on the 19th June. The cricket club have had a very good season and gained promotion. They will receive a letter congratulating them. Cllr Page will remind the PFC about the idea of planting trees in the play area.

(c) Councillor Gipps suggested that 30mph stickers be provided for residents to place on their bins, as they have been in East Bergholt. They could be delivered with the Tattler.

16. CONFIDENTIAL ITEM

Councillors received an update on an ongoing land ownership issue.

17. DATES OF FORTHCOMING MEETINGS

(a) Parish Council meeting – Monday 02 November 2026, 7.30pm

Initial…….Date……..

The meeting closed at 8.59 pm.

SIGNED……DATED…… TATTINGSTONE Parish Council

ACTIONS

MONTH	MINUTE NO.	ACTION	WHO
October	7b.8	Review and update Emergency Plan	SP/SG/RBN
October	12	Inform hedge cutters of outcome and set date for work	RBN
October	14b	Establish funding status	RBN
October	15a	Research outdoor gym equipment	RBN
October	15b	Write to cricket club	RBN
October	15b	Remind PFC about planting in play area	SP
October	15c	Research 30mph stickers	RBN

Initial…….Date……..

APPENDIX A – List of common abbreviations used.

Aif	**All in favour**
AGAR	**Annual Governance and Accountability Return**
APM	**Annual Parish Meeting**
APCM	**Annual Parish Council Meeting**
ASB	**Anti-social Behaviour**
BACS	**Bankers Automated Clearing Services**
BDC	**Babergh District Council**
BLC	**Brantham Leisure Centre**
BMCIC	**Brantham Management Community Interest Company**
BOS	**Brantham Open Spaces Group**
BMSDC	**Babergh & Mid Suffolk District Council**
BPC	**Brantham Parish Council**
CEP	**Community Emergency Plan**
CAS	**Community Action Suffolk**
Chq	**Cheque**
Cllr	**Councillor**
Cttee	**Committee**
DCLG	**Department of Communities and Local Government**
FC	**Finance Committee**
FOI	**Freedom of Information**
FR	**Financial Regulations**
GPoC	**General Power of Competence**
HMRC	**Her Majesty's Revenue and Customs**
LPA	**Local Planning Authority**
LPF	**Lower Playing Field**
LSC	**Legal Sub Committee**
NHS	**National Health Service**
NDP	**Neighbourhood Development Plan**
NP	**Neighbourhood Plan**
PC	**Parish Council**
PCSO	**Police Community Support Officer**
RFO	**Responsible Finance Officer**
RFSC	**Recreation, Footpaths and Services Committee**
SALC	**Suffolk Association of Local Councils**
SCC	**Suffolk County Council**
SID	**Speed Indicator Device**
SLA	**Service Level Agreement**
SNT	**Safer Neighbourhood Team**
SO	**Standing Order**
TPO	**Tree Preservation Order**
VAS	**Vehicle Activated Sign**
VCSE	**Voluntary, Community and Social Enterprise Organisations**
HMC	**Village Hall Management Committee**

Parish Report for November

During Full Council on the 20th Oct we discussed on the agenda the Community Governence Review, there was support for the correct weight for every local parish in the overall decision making process, especially in the case of Burstall Parish which operated on a higher than normal number of Parish Council representatives and it was recommended and accepted that the overall number should be reduced to 7.

It is crucial that parishes in this current window have the opportunity to have CGRs before local elections next year, so that any processes can be formally arranged.

As taken from the Equality Impact Assessment; Community Governance Review is a review of the whole or part of the council's area to consider one or more of the following: Creating, merging, altering or abolishing parishes the naming of parishes and the style of new parishes the electoral arrangements for parishes* (the ordinary year of election, council size (the number of Councillors to be elected to council), and parish warding); and grouping parishes under a common parish council or de-grouping parishes other types of local arrangements, including parish meetings.*This review will not include any requests involving boundary amendments.

Any proposed changes can then immediately take effect after May's district elections.

Also on the agenda was the updated proposed scheme of delegations which is where Planning Officers have the authorised use under this act to approve or reject applications and the new updated changes recommend that no more than 13 members can sit on a Planning Committee currently Babergh has 11 so this will not affect the current committee structure in terms of size

Regulations have introduced two new categories, referred to as Schedules, for planning applications, and have designated how these applications are to be determined. Full details of how planning applications will be categorised can be found in Planning applications categorised within Schedule 1 include:

•Householder applications;

•Minor commercial applications;

•Minor residential applications, up to 9 dwellings;

•Reserved matters;

•Discharge of conditions; and

•Prior approval applications.

As set out in the Regulations, all Schedule 1 planning applications must bedetermined by an officer of the authority and therefore cannot be determined by aplanning committee unless it relates to an 'own interest' application (i.e. one made by an officer or Councillor or which is on Council land).

Planning applications categorised within Schedule 2 include:

• Major housing applications (10 or more dwellings)

• Major commercial applications (over 1000 square metres of floorspace)

• Listed building consent

• Reserved matters developed in phases

• Advertisement consent

• Tree preservation orders

As set out in the Regulations, Schedule 2 planning applications must be determinedby an officer of the authority unless the application meets applicable statutory criteriafor referral to the Planning Committee for determination.

Planning applications within Schedule 2 will be assessed on these statutory criteria through a system referred to as the 'Gateway Test'.

For a referral to the Planning Committee, the Gateway Test requires that a Schedule 2 planning application raises either of the following:(a)one or more issues of economic, social or environmental significance to the local area, or(b)one or more significant planning matters having regard to the development plan and any other material considerations.

This Gateway Test must be conducted by a Nominated Member and Nominated Officer. Both parties are required to agree on one or both of these criteria being engaged for a Schedule 2 planning application to be referred to committee.

Failure to agree will result in the decision falling to the Nominated Officer to determinewhether a decision on the application is made by the Planning Officer or the Planning Committee. If the Nominated Member and Nominated Officer agree that neither of the GatewayTest criteria is engaged, then the Schedule 2 planning application must be referred to the Planning Officer to determine.

So future Planning Applications will fall into two schedules after the 31st October, it must be said the new structure removes moreover the democratic function of what a Planning Committee is meant to traditionally decide upon, and as debated during Full Council this was made clear enough, members approved the scheme as there seemed little alternative to do otherwise, for the record I abstained from this vote.

There was also a draft timetable of committee meetings which was approved, as well as the new composition of those committees since my defection to the Conservatives this month, I can still serve on the Planning Committee but will no longer serve on the Licencing & Regulatory Committee as understood in the administration and it's already nominated members. I will miss this area of committee meetings but overall am proud of my contributions towards it having attended a number of Licencing Sub Committees across 3 years.

There was a motion to discuss community ramifications of the Green Party's controversial conference motion Zionism is Racism but given this is not normal business at Babergh which came out of the discussions, this was not stipulated into anything further, for the record I contributed to the debate stating my personal misgivings and subsequent defection and believe this is cause enough. I also believe this is more national politics rather than something that Babergh District Council needs to obtain going forwards.

I attended an open consultation in Wherstead on the 14th of October to see artificial representation in A3 size photographs of the proposed wind turbine on APB Ferries Land.

Although the structure will produce a more than sufficient number of green energy requirements, it is overall 150m tall and will forever change the national landscape of the Peninnsula area and although there is a system to detect moving flightpaths the effect this will have on bird life still hasn't also been answered properly either and there is no artificial drone footage available. Therefore overall I am not minded to accept this proposal and I hope this can soon be dissected at Babergh's Planning Committee as it should be for an application of this kind.

The leader of the Council Deborah Saw has written as requested to the Secretary of State to denounce the undemocratic nature of the new NPPF process especially in terms of local democracy, as previously stated in the last Parish Report, District Councillor's would no longer be able to call in a planning app which is an essential part of what all us as Councillors can help to best represent our particular wards.

The new planning regulations as already discussed here in my report are taking more power away from district yet are putting any planning blame upon the councils, although there may be some councils that are failing to approve planning applications Babergh is certainly not one of them and has a very good record of approval, overall disenchantment with the political system by residents is being risked, especially when it comes housing, whereby an 86% govt target is being given yet no guarantees these will even be built close to that figure.

Finally, it was good to see on the 29th Oct, reported news that the Freston Boot is being re-opened with new management. This is a very old and popular Pub/Restaurant near to the River Orwell and I hope the new business structure being put in place is a successful one for the future.

Cllr Daniel Potter

Orwell

Babergh District Council

TATTINGSTONE
Parish Council

Windmill Lodge, Mill Road
Buxhall, Stowmarket
IP14 3DS
07713 864505
clerk@tattingstoneparishcouncil.gov.uk

Rachel Belcher-Nairn
Clerk to the Council

Paper submitted by the Clerk to the Council in advance of the Parish Council meeting on 02 November 2026

Parish Clerk's Report

a) To review actions from the previous meeting

MONTH	MINUTE NO.	ACTION	WHO
Mar	12b	Report to Alton Water User Group *Ongoing (awaiting meeting date)*	SP
Mar	15c.3	Report to Alton Water User Group *Ongoing (awaiting meeting date)*	SP
June	6b	Raise motorised surfboard at AW meeting *Ongoing (awaiting meeting date)*	SP
July	11d	Discuss tree planting with PFC *Ongoing*	SP
Sept	7b.9	Cllr Mendel to attend meeting *Complete*	AM
Sept	11b	Adopt Clerk Appraisal form *Ongoing*	RBN
Sept	12a	Upload corrected form *Ongoing*	RBN
Sept	14b	Seek legal advice quote *On hold*	RBN
Sept	14b	Discuss response with consultant *Ongoing*	RBN/AM
October	7b.8	Review and update Emergency Plan *Ongoing*	SP/SG/RBN
October	12	Inform hedge cutters of outcome and set date for work *Complete*	RBN
October	14b	Establish funding status *Complete – see below*	RBN
October	15a	Research outdoor gym equipment *Ongoing*	RBN
October	15b	Write to cricket club *Ongoing*	RBN
October	15b	Remind PFC about planting in play area *Ongoing*	SP
October	15c	Research 30mph stickers *Ongoing*	RBN

b) To receive items of correspondence

Please see Paper 6b.1

c) To receive an update from the Clerk on any other Council issues

- NP funding from Babergh is now fully allocated. They have advised sending a response with more information of funding required for an update allocating sites, to include support from DC Potter. This is being prepared.
- The Town & Parish Liaison for Mid Suffolk (Babergh date could not be attended) updated on some planning matters and advised the SHLAA would be published soon.
- 'Policy-off' numbers should be used for allocating development in the Neighbourhood Plan as further refinement of this number will not be for some time. For Tattingstone this number is 95 homes.
- There has been another request from Bentley PC to consider pairing resources to ask for a bus service.

d) Training

Completed:

- SALC – Code of Conduct
- SALC – Preparing for Audit
- Effective responses to planning applications (SPS)
- SALC – Emergency Planning (for another parish but still applicable)
- SALC – Introduction to CiLCA
- Suffolk Environmental Network meeting

Upcoming:

- SLCC – Digital AGAR
- SLCC – Heritage in Planning
- SLCC – Commenting on Planning Applications

CORRESPONDENCE NOVEMBER 2026

1) SALC News Bulletin
   For Information Only
2) NPPF Planning Changes
   FIO
3) BMSDC Briefing
   FIO
4) SALC HR Bulletin
   FIO (saved to files)
5) SALC News Bulletin
   FIO
6) BMSDC Local Plan update
   FIO
7) SALC HR Bulletin
   FIO (saved to files)

1.

Weekly news e-bulletin

28th September 2026

Preparing for Audit - The Practitioners' Guide

We held this session on Monday 14th September 2026.

The session provided valuable information to help you understand the importance of using the Practitioners' Guide to follow proper practices for governance and accountability for smaller authorities. It included the following:

• What is the Practitioners' Guide
• How the guide can support you with internal and external audit
• Changes to the guide for 2026-2027
• Upcoming changes for 2027-2028

Click here to view our blog post

Introducing Suffolk in Motion

Suffolk County Council is pleased to present Suffolk in Motion on 10th October, 10am-3pm, at London Road (Copdock) Park and Ride. Suffolk in Motion is a free, family friendly travel experience day open to all.

In partnership with sponsors Believ and Urban Fox, Suffolk County Council will be promoting the travel choices available in Suffolk for you explore our beautiful county. Let your little ones have fun on our balance bikes, complete the stamp trail and go head-to-head in our pedal-powered scalextric!

• Book a slot to get your bike fixed with the Bike Doctor.
• Discover local walking groups and wellbeing walks
• Test drive and look around new and used EVs
• Make your own pedal powered smoothie
• Learn about and try out e-bikes
• Bikability instructors available.
• Meet our EV charge point on-street charge operators Believ and Urban Fox
• Meet local EV owners and chat with them about costs, charging and more
• Find out about local EV pay-as-you-go car clubs

All attendees will be entered into a free prize draw! Prizes up for grabs include a signed Ipswich Town FC shirt, Afternoon tea for two and much more!
With transport at the heart of our day-to-day life, this will be a brilliant day for families to explore all the different ways they can move around Suffolk. Whether you are planning a day trip, looking to save money on your commute, or you would like to try cycling, Suffolk in Motion will give you the opportunity to try out a variety of options to suit you and your needs.

Free tickets and more information are available at TicketSource. Anybody who books a ticket is in with a chance to win one day's worth (24hr) credit from Co wheels to useon any of our Suffolk Car Club vehicles.

Suffolk Community Awards 2026

Community champions from across the county were recognised at the Suffolk Community Awards 2026 on Tuesday 22nd September 2022, with individuals, charities, young people, volunteers and local councils honoured for the extraordinary difference they make to the lives of others.

A special congratulations to our SALC winners:

Council of the Year - Joint Winners - Lowestoft Town Council & Brantham Parish Council and a highly commended for Kesgrave Town Council
Clerk of the Year - David Blackburn (Stowmarket Town Council)
Councillor of the Year - Clive Lenton (Bucklesham Parish Council)

Click here to view our blog post.

2.

See Paper 7b.1 no2

3.



Leaders react as government withdraws Suffolk LGR decision
The leaders of Babergh and Mid Suffolk district councils have given their reaction after the government announced the decision on local government reorganisation in Suffolk had been withdrawn.

Swimming pool at Kingfisher Leisure Centre in Sudbury closed with immediate effect
The swimming pool at Kingfisher Leisure Centre in Sudbury has been closed to ensure public safety after surveys showed the pool requires a complete rebuild. In addition to the media release (link above), there are more detailed FAQs on our website, together with further information for pool users from Abbeycroft Leisure and our response to local MP James Cartlidge.

Babergh funding summit: 5 October
In October, local voluntary, community, faith and social enterprise groups are being invited to attend one of two free funding summits to learn more about how our grant process works and how they can access crucial funding.

A flyer for the event is attached to this email.

Babergh Town and Parish Liaison meeting
A reminder that the town and parish liaison meeting will take place on Tuesday 20 October, 10am-12pm at Sudbury Town Hall.
For more information or for any questions, **please contact our communities' team.**

Community Emergency Plans
Babergh and Mid Suffolk District Council Leaders wrote to all town and parish councils earlier this month asking them to consider putting a plan in place or reviewing their current plan to make sure it's up to date.

Babergh recreation projects set to receive cash boost
Two outdoor recreation projects designed to keep people fit and healthy are to each receive a share of more than £100k from Babergh District Council following the latest round of Community Infrastructure Levy (CIL) funding.

Councils' e-bike partnership receives national recognition

A partnership between Babergh and Mid Suffolk District Councils and e-bike provider Eezybike has been shortlisted for two national awards, recognising the innovative work done in the districts to create active and sustainable travel options.

Award recognition for councils' building control team

Babergh and Mid Suffolk District Councils' Building Control team has been recognised with a number of top awards and one highly commended project at regional industry awards.

Free classes to help older people improve their balance

Older people in Suffolk are being encouraged to take part in free exercise classes to help improve balance, fitness and flexibility.

Council scheme puts local residents on the set of award-winning drama

A council-funded scheme led to "an opportunity not to missed" for some Suffolk residents – connecting them with opportunities to work behind-the-scenes for a range of film and tv productions, including award-winning hit Slow Horses.

Feel Good Suffolk gets behind national Stoptober campaign

Feel Good Suffolk is raising awareness of this year's Stoptober campaign and the support it offers for any smokers in the county who want to stop.

4.

Discrimination, Unfair Dismissal, and Day-One Rights from 2027

For Parish Councils, the landscape of employment rights is set for its most significant transformation in decades. While the legal duty to avoid discrimination is already a "day-one right" that must be taken seriously, new legislation expected to take full effect by 2027 will fundamentally change the rules around unfair dismissal.

It is essential for your Council to understand these shifts now to ensure your contracts, handbooks, and management training are compliant before the new rules take effect.

Please find attached guidance relating to this topic. If you have a specific issue surrounding this, please contact me directly to discuss further.

5.

Weekly news e-bulletin

20th October 2026

NSIPs Webinar: Changes to the Planning Act and the NSIP process

We held this session on 13th October.

Click below to view the recording of the session.

Click here to view upcoming NSIP sessions.

Suffolk Fraud Resources

Suffolk Constabulary have asked us to share the following resources with our members.

Suffolk Fraud Posters.

Little Leaflet of Fraud Advice.

Suffolk Environmental Network Meeting - 3rd November 2026

Join us for the next Suffolk Environmental Network Meeting on 3 November 2026 at 1PM. We hope you're able to join us!

Building a Collaborative Network for Environmental Action in Suffolk

Join us for the network's second meeting to plan next steps, including sharing tools, wider membership, regular meeting dates and leadership roles, plus feedback on recent Suffolk activity.

We look forward to discussing the possibilities together

Click here to book your place.

NALC Annual Conference 2027: tickets now on sale

23 June 2027
1 Wimpole Street, London

The wait is over! Tickets are now on sale for NALCs Annual Conference, the flagship event for parish and town councils and the biggest date in the sector calendar. With devolution and local government reorganisation continuing to reshape the landscape, what does the future hold for parish and town councils? Where are the opportunities to make a greater impact, and what needs to change to help local councils thrive? The conference will tackle these questions and more, with a programme packed with expert insight, informed debate and practical examples on the issues that matter most to the sector.

Click here to book.

REMINDER: Invitation to Take Part in a New Survey on Local Council Provision of Public Toilets

Dr Jonathan Rose (De Montfort University), Dr Steven Parker (Open University) and Gail Ramster (Royal College of Art) are conducting a survey to understand how parish councils support the delivery of public toilet provision. We are looking for responses from town and parish councils, regardless of whether you have any public toilet provision. This work will help contribute to discussions within the sector about how to best support local councils delivering vital public services. The survey is completely anonymous, and can be completed on behalf of the council either by the clerk or a member of the council with knowledge of the council's public toilet provision. It will take around 5-10 minutes to complete. The survey is open until 31 October 2026.

Click here to access the survey.

Sharing Information

Whepstead Parish council are seeking any advice with respect to the following query. Changes to the bus service mean that service buses (not school buses) no longer pass through the main part of the village . The result is that villagers using buses now face long and difficult walks along unlit roads with no footway. In particular one elderly lady has to walk a considerable distance up a steep hill, which is unlit with no footway.

Villagers have been giving her lifts, but are considering setting up a village lift scheme for bus users (this is not a car sharing scheme as those likely to benefit do not drive). Have any other villages in Suffolk undertaken any similar scheme? If so what are the safeguarding and insurance issues likely to be encountered? If you can help, please email the clerk directly parishclerkwhepstead@gmail.com

6.

To whom it may concern,

We are writing to inform you that we have today reached a milestone in the preparation of the new Babergh and Mid Suffolk Joint Local Plan. The Councils have progressed through the first stage of the new plan-making system, known as Gateway 1, which means that this begins the 30-month process for producing a Local Plan for the two districts. The Councils have therefore published a Gateway 1 summary document and an Engagement Strategy for the Joint Local Plan. The Councils have also made an amendment to the Local Plan timetable to reflect the next stage of public consultation to take place during June and July, with exact dates to be confirmed at a later date. This amendment is to bring that stage of the plan-making process into alignment with other local plans being prepared in Suffolk.

Alongside this, the Councils have published the Strategic Housing and Economic Land Availability Assessment (SHELAA) as evidence to support the Joint Local Plan and also to support the preparation of neighbourhood plans across the districts. The SHELAA assesses the housing and economic potential of sites that have been submitted to the Councils for consideration through the 'call for sites' exercises undertaken in January and February 2024 and between October 2025 and January 2026. It is important to note **the SHELAA does not allocate sites for development, and it has no planning status.** It is an evidence base document for the Joint Local Plan and will be supported further by additional evidence being produced before decisions are made on what sites will be proposed for future development through the Joint Local Plan. The SHELAA can also be used by those areas making neighbourhood plans in their identification of future sites for development.

Further information on the Local Plan together with the SHELAA and its appendices for can be viewed via the links below.

Babergh SHELAA – Oct 26
Mid Suffolk SHELAA – Oct 26

www.babergh.gov.uk/jointlocalplan
www.midsuffolk.gov.uk/jointlocalplan

Kind regards,
The Planning Policy Team

7.

Navigating Dispute Resolution, Disciplinary, and Grievance Procedures

Please note: It has been brought to our attention that the communication sent on 23 October 2026 did not include the accompanying guidance. We apologise for this omission. The relevant guidance is now attached for your reference.

..*

Parish Councils, while small, are not immune to workplace issues. When conflicts arise, or when performance or conduct falls short, having clear, fair, and legally sound procedures is paramount. Not only does this protect the council and its staff, but it also ensures good governance and a positive working environment.

Please find attached some guidance surrounding this topic.

8.

9.

10.

Town and Parish Councils
(sent via email)

30th September 2026

Dear Clerk

Important planning changes following the new National Planning Policy Framework (NPPF)

We are writing to make Town and Parish Councils aware of important changes introduced by the Government's new **National Planning Policy Framework (NPPF)**, published on 17th August 2026. The new framework replaces the December 2024 version and came into effect immediately. These changes will affect how planning applications are considered and have important implications for development and the application of neighbourhood plans both within and outside settlements.

Whilst the current development plan for Babergh and Mid Suffolk remains in place, national planning policies will now carry significant weight where local policies are inconsistent with the new NPPF. The current development plan for Babergh and Mid Suffolk districts is made up of the Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023), saved policies from historic local plan documents, the Suffolk Minerals and Waste Local Plan (July 2020) together with adopted (made) neighbourhood plans.

The Councils have arranged an in-person Town and Parish meeting for each district in October to discuss the NPPF in more detail and invitations have been sent out. The meeting in Mid Suffolk is taking place on Monday 19th October and the meeting in Babergh on Tuesday 20th October.

Particular matters we would like to highlight include the change to the definition of a settlement; the effect of the NPPF for neighbourhood plans; and the approach to development outside settlements. Changes to delegated planning decision-making are also being introduced.

1. Changes to settlement definitions

One of the most significant changes is the new national definition of a **settlement**. The NPPF now defines settlements as towns, villages and other predominantly built-up areas, including land that already has planning permission and will become part of the built-up area once developed. Hamlets and scattered groups of houses are not generally considered settlements unless specifically identified in the development plan. Settlement boundaries are currently defined on the development plan policies map, which includes settlement boundaries from historic local plan documents, some of which have not been updated for 20 years and those that have been updated or introduced through neighbourhood plans.

Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
www.babergh.gov.uk www.midsuffolk.gov.uk

Settlement boundaries will be reviewed through the new Babergh and Mid Suffolk Joint Local Plan, which is planned for adoption in 2029 following two rounds of public consultation in 2027 and 2028, and an examination in 2028/29. A new settlement hierarchy for Babergh and Mid Suffolk districts will also be proposed, and we will be in contact as we update our information regarding services and facilities.

What this means

Under Policy S4 of the NPPF, development proposals within settlements should generally be approved unless any adverse impacts would significantly outweigh the benefits. We recognise that this represents a different approach from some existing Joint Local Plan policies.

2. Neighbourhood Development Plans

The Councils remain committed to supporting communities that are preparing neighbourhood plans. We have provided financial and technical support for neighbourhood planning over many years and will continue to do so where appropriate under the new planning framework. Funding currently remains available in Mid Suffolk, although all available funding in Babergh has already been allocated.

The NPPF now expects neighbourhood plans to:-

- Help plan positively for future development.
- Allocate land for development where appropriate.
- Address local priorities through planning policies.
- Support infrastructure, community facilities, design quality, environmental improvements and heritage conservation.

Importantly, neighbourhood plans **cannot reduce the amount of development required by the wider development plan (see Policy PM5).**

A key message for communities preparing a Neighbourhood Plan

Neighbourhood plans should not repeat or conflict with national planning policies. In addition, neighbourhood plans that allocate sufficient land to meet identified housing requirements will receive stronger protection in planning decisions for up to five years after being made.

The key point is that neighbourhood plans which do not allocate enough land to meet identified housing needs may face difficulties at examination and may carry less weight when planning applications are determined.

Without allocations which meet the identified housing requirement of a Parish there is a risk that a plan may not pass examination and even if made will be of limited weight in planning decisions. We recommend groups give this expectation serious consideration.

There is an expectation that local district councillor engagement and support is crucial to delivering a successful neighbourhood plan.

3. Development outside settlements

The new NPPF also sets out (Policy S5) circumstances where development outside defined settlements may be supported. These include:-

- Rural businesses and services.
- Redevelopment of previously developed land.
- Limited infill within groups of houses.
- Development that addresses an identified unmet need, such as a shortage of housing land supply, where it is well-related to an existing settlement and supported by available infrastructure.

Where existing local or neighbourhood plan policies conflict with these national policies, the NPPF will carry greater weight in planning decisions. We will discuss this topic during the October briefing events.

4. Changes to planning committee and delegation arrangements

The Government has also introduced national changes to planning committee procedures and delegated decision-making arrangements. These changes were announced in June 2026. The new arrangements will affect when planning applications can be referred to committee and the circumstances in which councillors can request applications to be considered by committee. The Government expects these changes to take effect by the end of October. The Councils will consider necessary amendments to their Constitutions to reflect the new national requirements.

We appreciate that these are significant changes and may raise questions. The forthcoming briefing sessions will provide an opportunity to discuss the new NPPF and its implications in more detail.

Yours faithfully

Dee O'Rourke
Director of Place

Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
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www.babergh.gov.uk www.midsuffolk.gov.uk

NOVEMBER 2026

PAPER 8.b

PAYMENTS AGREED/RATIFIED AT THE MEETING HELD ON 5th October 2026 (and between meetings)

PAYMENTS MADE

Payee	Internal Ref	Detail	Method	NETT	VAT	TOTAL
R. Belcher-Nairn	Oct 2	Clerk salary September 2026	BACs	620.66		620.66
R. Belcher-Nairn	Oct 3	Working from Home Allowance	BACs	26.00		26.00
R. Belcher-Nairn	Oct 4	MS365 Subscription (paid by personal card due to debit card being cancelled)	BACs	8.51	1.70	10.21
NEST	Oct 5	RBN Pension Contribution	Direct Debit	57.18		57.18
Tesco Mobile	Oct 6	Phone	Direct Debit	15.99		15.99
HMRC	Oct 7	PAYE 2026-27 Q2	BACs	538.31		538.31
CAS	Oct 8	Iv1349, 10 x email boxes	BACs	225.00	45.00	270.00
SALC	Oct 9	Inv31923, 12m payroll provision		108.00	21.60	129.60
Lloyds Bank	Nov 1	Service charge	Direct Debit	4.25		4.25
						£1672.2

PAYMENTS TO BE MADE

Payee	Internal Ref	Detail	Method	NETT	VAT	TOTAL
R. Belcher-Nairn	Nov 2	Clerk salary September 2026	BACs	468.94		620.66
R. Belcher-Nairn	Nov 3	Working from Home Allowance	BACs	26.00		26.00
R. Belcher-Nairn	Nov 4	MS365 Subscription (paid by personal card due to debit card being cancelled)	BACs	8.51	1.70	10.21
NEST	Nov 5	RBN Pension Contribution	Direct Debit	57.18		57.18
Tesco Mobile	Nov 6	Phone	Direct Debit	15.99		15.99
CAS	Nov 7	One Suffolk Hosting	BACs	58.33	11.67	70.00
Brunel Engraving Company	Nov 8	Inv BE-160795, memorial plaque	BAcs	51.75	10.34	62.09
						£862.13

Countersigned by……Chair of Parish Council

All payments authorised under The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012

Note: Council resolved at the 2023 Annual Meeting that it met the eligibility conditions, and this continues right through until the next relevant annual meeting which will be May 2027.

This is regardless of whether the Council continues to meet those conditions for the duration, (para 7.12 of the Explanatory Memorandum to The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012 refers

Tattingstone Parish Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 30/09/2026			
	Cash in Hand 01/04/2026			43,702.73
	ADD			
	Receipts 01/04/2026 - 30/09/2026			18,177.84
				61,880.57
	SUBTRACT			
	Payments 01/04/2026 - 30/09/2026			11,497.64
A	**Cash in Hand 30/09/2026** (per Cash Book)			**50,382.93**
	Cash in hand per Bank Statements			
	Petty Cash	30/09/2026	0.00	
	Current Account	30/09/2026	0.00	
	Deposit Account	30/09/2026	0.00	
	Lloyds Account	30/09/2026	10,020.71	
	Lloyds Commercial Instant Access	30/09/2026	40,362.22	
				50,382.93
	Less unpresented payments			
				50,382.93
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**50,382.93**
	A = B Checks out OK			

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Tattingstone Parish Council

Detailed Budget Summary

All Cost Centres and Codes (Between 01/04/2026 and 27/10/2026)

Administration

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	Title	Budget	Actual	Budget	Actual	Budget	Actual	Forecast	Total	Budget	Actual	Forecast	Total	Budget	Budget
8	Payroll costs			126.00	80.00					133.20	48.00		48.00		
9	Audit			524.96	492.00					555.07	237.00		237.00		
10	Hall Hire			262.48	210.00					277.49					
11	Website/email			315.00	347.00					333.00	22.92		22.92		
12	Insurance			587.96	639.22					621.68	660.34		660.34		
13	Training			209.96	213.45		13.10		13.10	221.96	211.63		211.63		
14	GDPR Costs			42.04	47.00					44.44					
15	Miscellaneous				105.00						25.50		25.50		
16	Staff recruitment			209.96						221.96					
17	Election costs			209.96						221.96					
35	Tax & NI														
36	Accounting Package			262.48	228.00					277.49	319.20		319.20		
38	Stationary			105.04						111.04					
39	Postage			20.96	4.95					22.16					
40	Mobile Phone				131.51						79.92		79.92		
41	Microsoft 365				102.39						42.55		42.55		
	SUB TOTAL			**2,876.80**	**2,600.52**		**13.10**		**13.10**	**3,041.45**	**1,647.06**		**1,647.06**		

CIL

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	Title	Budget	Actual	Budget	Actual	Budget	Actual	Forecast	Total	Budget	Actual	Forecast	Total	Budget	Budget
5	CIL income	524.96				555.07									
31	CIL expenditure										569.14		569.14		

Tattingstone Parish Council

Detailed Budget Summary

All Cost Centres and Codes (Between 01/04/2026 and 27/10/2026)

	SUB TOTAL	**524.96**				**555.07**					**569.14**		**569.14**		

Income

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
1	Precept	17,005.76	17,005.80			17,980.16	18,040.52		18,040.52						
2	Bank interest	52.52	246.59			55.52	101.60		101.60						
3	Allotments	105.04	159.60	105.04		111.04				111.04					
34	VAT reclaim														
42	Tattler income														
43	Misc. income		20.00				20.00		20.00						
	SUB TOTAL	**17,163.32**	**17,431.99**	**105.04**		**18,146.72**	**18,162.12**		**18,162.12**	**111.04**					

Neighbourhood Plan

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
32	Neighbourhood Plan I														
33	Neighbourhood Plan e														
	SUB TOTAL														

Other items

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
29	Purchases/assets			735.04	1,145.01					777.16					
30	Miscellaneous/project			415.80	2,363.50					439.68	366.00		366.00		

Tattingstone Parish Council

Detailed Budget Summary

All Cost Centres and Codes (Between 01/04/2026 and 27/10/2026)

	SUB TOTAL			**1,150.84**	**3,508.51**					**1,216.84**	**366.00**		**366.00**		

Services

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
23	Bin emptying			456.72	498.00					482.88	648.00		648.00		
24	Litter bin purchases														
25	Playground inspection			105.04						111.04	65.53		65.53		
26	General Village Mainte			524.96						555.07	750.00		750.00		
27	Play area grass cuttin			1,680.04	1,680.00					1,776.28	1,764.00		1,764.00		
28	Street lighting			577.48	273.20					610.60	257.36		257.36		
	SUB TOTAL			**3,344.24**	**2,451.20**					**3,535.87**	**3,484.89**		**3,484.89**		

Staff costs

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
6	Clerk/RFO Salary			6,300.00	6,855.19					6,660.96	3,105.86		3,105.86		
7	Clerk/RFO expenses			231.04	1,053.20					244.25	156.00		156.00		
37	Tax & NI			1,575.00	1,427.78					1,665.24	1,014.56		1,014.56		
44	Staff Pension				416.75						283.73		283.73		
	SUB TOTAL			**8,106.04**	**9,752.92**					**8,570.45**	**4,560.15**		**4,560.15**		

Subscriptions/grants/Donations

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**

Tattingstone Parish Council

Detailed Budget Summary

All Cost Centres and Codes (Between 01/04/2026 and 27/10/2026)

18	SALC Subscription			288.79	278.23					305.35	289.49		289.49		
19	SLCC Subscription			136.48	83.49					144.28					
20	Donations			839.96	710.00					888.08	192.50		192.50		
21	Church Support			839.96	800.00					888.08					
	SUB TOTAL			**2,105.19**	**1,871.72**					**2,225.79**	**481.99**		**481.99**		

Tattingstone Tattler

		Last Year 2025-2026				Current Year 2026-2027								Next Year	
		Receipts		Payments		Receipts				Payments				Receipts	Payments
Code	**Title**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Actual**	**Forecast**	**Total**	**Budget**	**Budget**
4	Tattingstone Tattler Inc														
22	Tattingstone Tattler Ex				500.00										
	SUB TOTAL				**500.00**										

Summary

TOTAL		**17,688.28**	**17,431.99**	**17,688.15**	**20,684.87**	**18,701.79**	**18,175.22**		**18,175.22**	**18,701.44**	**11,109.23**		**11,109.23**		

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Tattingstone Parish Council
Reserves Balance
2026-2027

Reserve	OpeningBalance	Transfers	Spend	Receipts	CurrentBalance
Earmarked					
Tattingstone Allotments	1,216.04				1,216.04
Tattler	-1,427.00				-1,427.00
Neighbourhood Plan	-3,413.50				-3,413.50
CIL	23,351.51		569.14		22,782.37
General Fund	24,424.46				24,424.46
Total Earmarked	**44,151.51**		**569.14**		**43,582.37**
TOTAL RESERVE	**44,151.51**		**569.14**		**43,582.37**
GENERAL FUND					6,800.56
TOTAL FUNDS					50,382.93

TATTINGSTONE
Parish Council

APPLICATION FOR A GRANT

Before competing this form, please read carefully the attached document entitled Tattingstone Grant Awarding Policy.

General information for applicants

It is Tattingstone Parish Council's intention (subject to budget restrictions and available resources) to support initiatives from local community groups and organisations. Priority will be given to applicants who have not previously received grants from Tattingstone Parish Council. The size of any grant awarded is at the discretion of the Parish Council but will not exceed £500 in any one application.

If you have any queries on the completion of this form please contact the Parish Clerk, Tattingstone Parish Council, 18 Birch Drive, Brantham, CO11 1TF. Email: clerk@tattingstoneparishcouncil.gov.uk

DETAILS OF YOUR ORGANISATION

Name of Organisation: TATTINGSTONE CARPET BOWLS CLUB

Address: C/O LOST MAINE, THE HEATH, TATTINGSTONE IP9 2LX

Contact Telephone No.: 07825544919

Email: BAB.SEED YMAIL.COM

Registered Charity No.: N/A

If you are part of a larger organisation, enter its name:

Principal aims and objectives: TO PLAY CARPET BOWLS AT LEAGUE & COMPETITION LEVELS FOR ALL AGES AND TO SOCIALISE FOR ALL.
ALSO TO TEACH NEW MEMBERS & TO GET THOSE LIVING ALONE TO TALK & MIX WITH OTHERS INSTEAD OF BEING ALONE

DETAILS OF GRANT REQUESTED

Explain your need for a grant with the likely number of beneficiaries, their age profiles and their location

TO PROVIDE A THIRD CARPET TO ENABLE MORE PLAYERS TO PARTICIPATE INSTEAD OF SITTING ON THE SIDE LINES. ALSO TO ENABLE CLUB COMPETITIONS TO BE COMPLETED IN ONE SESSION INSTEAD OF MULTI SESSIONS.

Grant requested: £ 1172-28 FOR A MAT & BAG

DETAILS OF OTHER GRANTS

Received in the last two years NONE

Currently applied for NONE

Please use this space for any significant information about your organisation not already supplied

MAT £1048-00 BAG £124-28

BAG TO PROTECT MAT

I certify that the foregoing replies are accurate to the best of my knowledge

Signature of applicant [signature] ROBERT SELF.

Office Held COMPETITION SECRETARY Date 30/10/2026

Philip Isbell – *Chief Planning Officer*
Planning – Place Directorate

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.babergh.gov.uk

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Correspondence Address:
Miss Bethany Chamberlin
28 Red Cottages
Church Road
Tattingstone
IP9 2NA

Applicant:
Miss Bethany Chamberlin
28 Red Cottages
Church Road
Tattingstone
IP9 2NA

Date Application Received: 29-Apr-26
Date Registered: 18-May-26

Application Reference: DC/26/01816

Proposal & Location of Development:
Full Planning Application - Use of onsite converted railway wagon from private domestic use to a commercial holiday rental unit

28 Red Cottages, Church Road, Tattingstone, Ipswich Suffolk IP9 2NA

Section A – Plans & Documents:
This decision refers to drawing no./entitled PP-14858607v1 received 29/04/2026 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan PP-14858607v1 - Received 29/04/2026
Proposed Site Plan TQRQM26118215021040 - Received 29/04/2026
Elevations - Proposed 103 - Received 13/07/2026
Floor Plan - Proposed 103 - Received 13/07/2026
Parking Layout 200 - Received 13/07/2026
ECONOMIC AND TOURISM STATEMENT - Received 10/08/2026
Noise Impact Assessment - Received 10/08/2026

Section B:

Babergh District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED SUBJECT TO THE FOLLOWING CONDITIONS**:

1. COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. COMPLIANCE REQUIRED: PARKING

Prior to first occupation, the area(s) within the site shown in Drawing No. 200 for the purposes of manoeuvring and parking of vehicles, including any electric vehicle charging infrastructure, shall be provided in full, and thereafter, that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2023) where on-street parking and manoeuvring would be detrimental to the safe use of the highway and promote sustainable modes of travel.

4. ON GOING REQUIREMENT OF DEVELOPMENT: TIME RESTRICTION ON HOLIDAY DWELLING/S

The unit/s hereby approved shall not be occupied other than for holiday purposes and shall not be used as residential dwelling/s, including any use within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). No person/s shall occupy any of the unit/s for more than 28 days at any one time. Details of the name, permanent home address, vehicle registration shall be kept in a register a copy of which shall be made available to the Local Planning Authority for inspection at any time.

Reason - The site of the permission is outside any area where planning permission would normally be forthcoming for residential development and is permitted only as a unit for holiday purposes in the interests of contributing to tourism and the economy of the area.

COMPLYING WITH YOUR CONDITIONS

The conditions listed above require you to either; submit additional details (Discharge Required), carry out something in accordance with plans/ documents already submitted with your planning application (Compliance Required), or they restrict your development (Restriction Imposed).

For 'Discharge Required' conditions you can submit the required details via our website:
https://www.babergh.gov.uk/w/make-a-planning-application

For a phased development some conditions may be submitted in part in relation to a specific phase, but the phase must be specified when applying.

IMPORTANT NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

   The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. **BNG EXEMPT**

   Biodiversity Gain Condition exempt

   Based on the information available this permission is one where statutory exemptions or transitional arrangements are considered to apply in line with paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

   Therefore, the Biodiversity Gain Condition does not apply.

3. **Building Control Note**

   You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

BIODIVERSITY GAIN CONDITION

Please read the Important Notes section above which will confirm whether this development is required to deliver a minimum of 10% biodiversity net gain (BNG). If your development is exempt you do not need to read on, if it is required to deliver BNG please read the following in full:

In accordance with Schedule 7A (13) of The Town and Country Planning Act 1990 no development shall commence until:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and
b) the planning authority has approved the plan.

In order to discharge the biodiversity gain condition please submit a **Discharge of Condition Application** to Babergh District Council.

All Biodiversity Gain Plan submissions must include the following:

- Biodiversity Gain Plan produced in line with the templates on the following link: www.gov.uk/government/publications/biodiversity-gain-plan
- The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values
- Pre and post development plans drawn to an identified scale and showing the direction of north
- Commitment to deliver and maintain BNG for a minimum of 30 years from the date of completion of the development

If you are carrying out a **phased development** the following applies:

a) A statement showing how the development will proceed in phases must be submitted alongside an Overall Biodiversity Gain Plan before any development can commence.
b) No development can then commence within each specified phase until a Phase Biodiversity Gain Plan for that phase has been submitted and approved.

For any **significant on-site gains** or **off-site gains** (anywhere outside of the red line) the following will also be required:

- Habitat Management and Monitoring Plan (HMMP). The HMMP must be produced in line with any landscape plans and landscape management plans. It is recommended that you use the templates on the following link: https://publications.naturalengland.org.uk/publication/5813530037846016
- Proof of credit purchase if buying statutory biodiversity credits or credits from a habitat bank. It is recommended that you do not purchase credits until our Ecologists have confirmed that the metric provided is sufficient (as there is a risk you may buy too few or too many if this is not first confirmed).

For insignificant on-site gains we will discharge the BNG condition in full. For **significant on-site** and **off-site gains**, we will only part discharge the condition as a s106 legal agreement is required to secure land, the HMMP and monitoring fees. A **106BNG Application** will need to be submitted to enter into a s106 which will need to provide the following information:

- Solicitor's details
- Site location plan
- Plan showing any off-site land being used
- Title plan

- HMMP approved under the earlier Discharge of Condition Application

Once the legal agreement has been completed and your site (if off-site land is being used) has been registered with DEFRA, a final **Discharge of Condition Application** will be required to discharge the biodiversity gain condition in full. You will need to provide the following information at this stage:

- Completed legal agreement
- Finalised gain plan
- Evidence of site registration with DEFRA (if off-site)

For full details on monitoring fees, our definition of significant on-site gains and how we will process BNG related applications, please visit our website and read the BMSDC BNG Guidance Note: https://babergh.gov.uk/w/biodiversity-net-gain and https://babergh.gov.uk/documents/d/babergh/final-bmsdc-bng-guidance-note-pdf

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
SP03 - The sustainable location of new development
SP07 - Tourism
SP09 - Enhancement and Management of the Environment
SP10 - Climate Change
LP12 - Tourism and Leisure
LP15 - Environmental Protection and Conservation
LP16 - Biodiversity & Geodiversity
LP17 - Landscape
LP18 - Area of Outstanding Natural Beauty
LP23 - Sustainable Construction and Design
LP24 - Design and Residential Amenity
LP29 - Safe, Sustainable and Active Transport
Tattingstone Neighbourhood Plan

AMENDING YOUR PLANNING PERMISSION

Amendments to the plans or conditions imposed on your planning permission can be made by submitting an application for either a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 (as amended), or a Material Amendment under Section 73 of the Town and Country Planning Act 1990 (as amended). The type of application required will be dependent on the level and scope of the amendments proposed.

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

This relates to document reference: DC/26/01816

Signed: **Philip Isbell** **Dated:** **14th October 2026**

Chief Planning Officer

COMMUNITY INFRASTRUCTURE LEVY

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. You are responsible for submitting the relevant CIL forms to our Infrastructure Team, telling them who will pay CIL and when the development will commence. However, you will receive a Liability Notice including the amount to be paid and what you must do. Please ensure the Infrastructure Team have your correct contact details. If you have any questions, please contact the Infrastructure Team direct on: infrastructure@baberghmidsuffolk.gov.uk or telephone 01449 724563.

Alternatively, you can find more information about CIL on our websites here: CIL in Babergh and CIL in Mid Suffolk

BUILDING CONTROL

The project may be subject to the requirements of the Building Regulations 2010. Advice and assistance can be obtained from our Building Control Team by visiting our websites here: Building control in Babergh and Building control in Mid Suffolk

Alternatively you can email the Building Control Team: building.control@baberghmidsuffolk.gov.uk or telephone 01449 724510. They will work with you offering competitive fee quotations and pre-application advice upon request.

APPEALS TO THE SECRETARY OF STATE

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

   Planning Applications: Section 78 Town and Country Planning Act 1990

   Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

   Advertisement Applications: Section 78 Town and Country Planning Act 1990 Regulation 15

   Town and Country Planning (Control of Advertisements) Regulations 2007

   Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

   Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her

   *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.