

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm  
on Monday 8 September 2014**

**Present:** Mrs F Rogers (Chairman), Mrs T Cornish, Mr D Hunter, Mr B Rufford, Mr D Wilson and Mrs M Wilson

**Also present for all/part of the meeting:** Mr T Fryatt (Suffolk Coastal District Councillor), PSCO Justin Moss, Mr J Tate of Tate Architects and 12 residents

**In attendance:** Mrs C Ramsden, Clerk to the Council

During the period of public participation before the meeting the following matters were discussed:

**DC/14/2585/FUL Leawood House, Sandy Lane, Little Bealings: To raise the level of the existing roof and re-cover using natural slates, erection of a front entrance porch, new flat roof in lieu of single storey hipped roof and overcladding of external walls**

Neighbouring residents to the property explained that their only objection to the application was to the raising of the roof. The property was 40-50 feet from their kitchen window and had originally been a single-storey dwelling. Previous changes had resulted in the loss of their view of the Church and now they would lose a sky view and daylight. They already found the extended dwelling an imposition on their privacy and were also concerned at the disturbance of the building works. There was no objection to the porch.

**Sinks Pit: Trucks R Us Ltd**

The agent for Trucks R Us Ltd, Mr J Tate, presented display boards and a model in respect of a planning application to be made for new headquarters and workshop facilities for Trucks R Us Ltd at Sinks Pit.

The agent advised that the site was next door to the Fork Rent plc site for which permission had been given. Together the applications were less intense use of the site than the previous Cemex operations. A building previously used for Biffa maintenance would be replaced with a building 38m x 20m which would be office accommodation for 20 people. There would also be a 28m long portable shed to be used for maintenance of vans and trucks. The business would be the hire and sale of vehicles, from 7.5 ton lorries to transit vans. There would be an area of hard standing for vehicle and visitor parking, and a wash-down area. The surrounding area would be landscaped and the building would have a cedar timber front to decrease the visual impact. Biodiversity at the site would be enhanced.

The agent also advised that the operation would create 25 extra jobs over the next few years, mostly in the office. There would be a decrease in HGV traffic compared with the previous quarrying operations: there would be less noise and dust and no concrete crushing. The proposed working hours were 7am – 7.30pm Monday to Friday and 7am to 1pm on Saturdays.

Responses to Councillor and resident questions were as follows:

The new sign at the site entrance was to advertise the selling of aggregate left at the site by the previous owners.

There would be no outside working before 7am and any maintenance would be in the workshop building.

The public footpath nearby would be unaffected as it did not cross the site. A resident said that another route was used for school access between Playford Road and Kesgrave Road, due to poor maintenance of the public right of way. Kesgrave School did advise children to use the public footpath only. Dog walkers also walked elsewhere and walkers were not shown proper respect by the landowners. The Clerk explained that it was possible for another route to be claimed as a public right of way, and evidence of use needed to be collected and submitted to SCC. The Council would ask users to contact it with a view to collating evidence. The condition of the public footpath would be reported to SCC for cutting and clearance.

The agent would advise the Council of the link between this proposal and the recently granted HGV licence :

OF0216917 SN  
(5022)

**PRENTICE AIRCRAFT & CARS LTD T/A TRUCKS R US**  
**DIRECTOR(s): GUY JOHN NICHOLLS, TRUDI LOUISE NICHOLLS,**  
**SHIRLEY NICHOLLS.**

289 - 297 FELIXSTOWE ROAD IPSWICH IP3 9BS

New operating centre: SINKS PIT, MAIN ROAD, KESGRAVE IPSWICH IP5 2PE (0 vehicle(s), 0 trailer(s))

New authorisation at this operating centre will be: 6 vehicle(s), 0 trailer(s)

New Condition: There will be no maintenance (other than emergency steps to regain legality for use on the road) within the operating centre of vehicles or trailers authorised under this licence (wherever they are based in this Traffic Area).

Attached to Operating Centre: SINKS PIT, MAIN ROAD, KESGRAVE IPSWICH IP5 2PE

New Condition: There will be no operation, movement, loading or unloading of authorised vehicles or trailers at the operating centre after 1300 on Saturdays; and there shall be no operation, movement, loading or unloading of authorised vehicles or trailers at the operating centre on Sundays and Public Holidays.

Attached to Operating Centre: SINKS PIT, MAIN ROAD, KESGRAVE IPSWICH IP5 2PE

New Undertaking: The operator will provide the Traffic Commissioner original bank statements and other financial documents (such as overdraft facility agreements or credit card statements) that show the licence holder has access to the appropriate funds for the size and type of licence. These documents are to be received at the office of The Traffic Commissioner, Hillcrest House, Leeds by no later than the 31 October 2014 and cover the full month of August 2014. Attached to Licence.

A resident pointed out that the current level of vehicle activity was low, and this would therefore be an increase in use. The agent estimated that about 30 – 40 vehicles may be on site at any one time, either for sale, hire or repair. The business premises would be open to the public.

The jobs were additional to those at the Fork Rent site. All the operations currently undertaken at the Woodbridge Road, Ipswich, site would be moving to Sinks Pit. Other businesses in the same ownership were Prentice Aircraft and Tippers R Us. Together the Fork Rent and proposed Trucks R Us operations would use about half of the area of the site. Another 3 acres of land is available for development but it is sloping and has very poor access.

The site would have perimeter security fencing. Light levels would be low due to the bat population. The site would be screened by bunding.

Access would be from the A1214.

The agent would take on board the comments made when submitting the planning application, especially concerns about working until 7.30pm and on Saturday mornings. 7.30pm was later than Fork Rent (7pm) and in recent years the low activity at the site meant that there would be a significant increase in noise. Any decrease could only be claimed on levels around ten years ago.

Another concern related to possible future proposals which would further increase noise levels.

### **Trees at The Pines, Martlesham Road, Little Bealings**

The owners of the property explained that a large copper beach tree at the front of their property was in very poor condition. As the tree was included in the area TPO he had contacted SCDC. SCDC had declined to visit but referred him to a private consultant. The problem had been identified as damage by salt in the surface water sprayed from the road by passing traffic, which had damaged two trees. Water was sprayed at a height of 12 – 15 feet onto the trees and would eventually kill them. The contractor who cleaned the drains had advised that the drainage provision was inadequate and the drains needed to be cleared more regularly than he was contracted to do. There was also flooding affecting Beacon Lane on the opposite side of the road. The issue was a financial one as the only solution was the digging of deeper soak aways by SCC. The resident sought the Council's support in achieving this.

### **Councillor Actions**

#### **1 Apologies and Declarations of Interest**

Apologies were received from Dr C Rowe.

Mrs Wilson declared a non-pecuniary interest in planning application C13/0393: Stables opposite Brimar, The Street: Change of Use to Riding Establishment, as a resident living near the site, should the item be discussed.

Mrs Wilson declared a pecuniary interest in the pre-application consultations being undertaken by EAOW3 as a resident whose land was affected by one of the proposed accesses to the cable corridor.

#### **2 Minutes of the Meeting Held on 7 July 2014**

It was **RESOLVED**:

- to approve the minutes of the meeting held on 7 July 2014.

#### **3 Matters Arising from the Minutes**

##### **District Councillor Locality Budget**

It was noted that funding would be provided for roof repairs at the Angela Cobbold Memorial Hall. It was **RESOLVED**:

- that Mr Wilson would ensure the PCC completed the application to enable funds to be released. **DW**

Mr Fryatt advised that he would be pleased to hear of other projects which were suitable for use of his locality budget.

##### **Proposed Traveller Sites**

It was noted that this consultation had been begun by SCC, but suspended. No sites were currently proposed in or near the parish.

##### **Electoral Review of SCDC**

It was noted that, despite objections, the Electoral Commission had confirmed its proposal for Lt Bealings to form an electoral ward with Gt Bealings, Bredfield and Woodbridge. A Fynn Valley ward had been created for other nearby rural parishes.

Mr Fryatt advised that the ward would have three Councillors and it was unclear at present if one would be allocated to the rural parishes, or it would be a shared responsibility.

#### 4 Planning

##### Policy

##### **SCDC Site Specific Policy Review**

SCDC was reviewing and updating the remaining 'saved' policies from the previous Local Plan and was offering direct consultation with the parish. Matters to be reviewed included the allocation of any sites for housing, the physical limits boundary and planning status (currently Local Service Centre). It was **RESOLVED**:

- that the Clerk would attend a consultation appointment with SCDC with Mr Wilson and/or Mr Rufford on Friday, 26 September dependent upon the timeslots available. **DW, BR**

##### **Foxhall Stadium**

As agreed at the Council meeting in May, SCDC had been invited to attend the Council meeting and discuss the lack of consultation in respect of the new licence. SCDC had only responded to the invitation today, and Mr Gore had said he was unable to attend.

##### **DC/14/2530/FUL: The Pines, Martlesham Road: Extensions and Alterations**

It was noted that there were no objections from neighbours. It was **RESOLVED**:

- that there was no objection to the proposed development.

##### **DC/14/2585/FUL Leewood House, Sandy Lane, Little Bealings: To raise the level of the existing roof and re-cover using natural slates, erection of a front entrance porch, new flat roof in lieu of single storey hipped roof and overcladding of external walls**

The meeting was adjourned for three minutes at 8.19pm to enable the applicant to present the application. He advised that the property was 100 years old and had been built bit by bit and extended several times. It did not fit together well as a result and, for example, the windows were fitted immediately next to the roof, and leaked. The changes were intended to make it more attractive, including adding cladding which would replace the pink wall colour. Red roof tiles would be replaced with slate. The living space size would not be increased.

He was aware of his neighbours' concerns, and had removed conifers to provide more light. More would be removed. The increase in the height of the building was 3 feet. Neighbours pointed out the proposed increase was 1100mm, ie nearer 4 feet, and invited the applicant to visit and see the impact from their property.

When the meeting resumed, it was noted that the property was already taller than others around it and that the roof would still be sloped. The distance between the properties would be maintained. There was no entitlement to a view. It was **RESOLVED**:

- that there was no objection to the development.

**C/12/2483 Finches Hill, The Street: Certificate of Lawful Use Existing for a swimming pool enclosure built under permitted development law previously attached to dwelling but since 02/12/12 not attached.**

It was noted that the Planning Inspectorate had refused the appeal against SCDC's decision to reject this application. Mr Fryatt would pursue SCDC's intentions with regard to the removal of the structure. In the event of inactivity the option open to the Council was formal complaint to SCDC.

**DC/14/1125/OUT: Valcot and Acacia Cottages, The Street: Demolition of existing two dwellings, workshop unit and associated outbuildings. Erection of four dwellings with garages and creation of new centralised vehicular access**

Mr Fryatt advised that this application had been considered at an SCDC Development Management Sub-Committee meeting, and, while there could be no refusal in respect of the proposed demolition, members considered the proposed design of four houses to be unacceptable. He suggested that a nomination of the existing dwellings as a Heritage Asset under the Localism Act could be possible and it was **RESOLVED**:

- to consider the relevant provisions of the Localism Act

**Ipswich Garden Suburb**

It was noted that the Council had been invited to a meeting of other parishes to discuss road infrastructure in connection with the Ipswich Garden Suburb development. It was considered that there was little likelihood that our representations would have any impact. No one was available to attend the meeting. It was **RESOLVED**:

- that the Council ask to be kept informed of discussions involving IBC and SCDC in respect of development on the north east side of Ipswich.

**EAOW3**

Mrs Wilson left the meeting in accordance with her declaration of interest.

The four alternative accesses to the cabling route within the parish were considered and it was **RESOLVED**:

- that the number of proposed accesses was excessive. The only access which should be used is AG, which gives direct access to the land. Two of the other accesses use public footpaths and are used regularly by residents. AE is used twice a day by school children, there being no parking at or near Bealings School, and there is strong objection to use of this track.

Mrs Wilson returned to the meeting.

**C13/0393: Stables opposite Brimar, The Street: Change of Use to Riding Establishment**

It was noted that the Village Hall Management had agreed to temporarily provide parking, to relieve the road congestion and address safety. This would be reviewed in the New Year. SCDC had advised that it had received some information from the applicant which it had not yet considered.

## 5 Highways

### Flooding at The Pines, Martlesham Road

It was **RESOLVED**:

- to support the resident's approach to SCC for works to improve drainage in the area, including exploring if Councillor Bellfield's Locality Budget could be used to fund the works.

### Speeding Traffic

SCC had responded to the Council's request for a 20mph speed limit in The Street and supplied details of the policy which applied to this designation. It would consider current traffic speed and advise of its decision in due course. It was noted that it seemed unlikely that the location would meet the policy criteria in view of the speed of traffic.

Mrs Cornish advised that she would attend the next meeting of SAVID, to be held on 12 September, as an observer. TC

A resident had supplied data on speeding offences on Martlesham Road which he had obtained using Freedom of Information Act request. It was his perception that speeding had decreased.

### Sand Spreading

Mr Norman Finch had confirmed that he was able to undertake this near the level crossing if it was necessary this winter.

### Footpaths

There had been a complaint about the condition of FP18 near Grove Farm and this had been cut a third time by Mr Ball. Cutting was now complete for the year and third cuts had resulted in a charge which was £38.10 over the amount to be provided by SCC under the P3 scheme.

## 6 Police

PCSO Justin Moss advised that there had been no reported crime in the parish during August or to date in September, a significant decrease on the seven crimes during August 2013. However, Rushmere had seen an increase in crime, especially from secured sheds, houses and vehicles. Crime prevention was therefore important and the police were aware of the need for this.

PCSO Moss would supply information about catalytic convertor marking to be included in the next Benefice Magazine.

He had no updates on previous crimes.

He would consider the location of the new green box on the Hall Road crossroads in view of concerns about recent accidents. It was **RESOLVED**:

- that this would also be pursued by the Council with SCC.

## 7 Finance

### Accounts for 2103/14

It was noted that the external auditor had completed the audit and not found any matters to report. The conclusion of the audit had been advertised as

required. It was **RESOLVED**:

- to approve the annual return for 2013/14.

#### **Income and Expenditure:**

There had been no income since the last meeting.

It was **RESOLVED** that the following expenditure be incurred:

- Clerk's Salary for September and October (£250.75 per month)
- Mr Ball for P3 cutting
- HMRC: PAYE for Clerk's salary (September) and Mr Ball: (£97.40)
- HMRC: PAYE for Clerk's salary (October): (£62.60)
- Suffolk ACRE Insurance Services: for annual premium £172.08

A schedule of the above payments was signed by the Chairman, and cheques were signed accordingly.

There would be sufficient funds for the above following receipt of the second half of the precept from SCDC at the end of September.

#### **Pension Provision**

It was noted that all employers would have to make pension provision for employees over the next few years. However, as the Council was a very small employer there was no need to consider this at present.

#### **Budget for 2015/16**

A draft budget for next year would be presented at the November meeting and would include provision for the binding of the Council's minutes.

### **10 Matters Arising from Circulated Items (2014/04 and by email)**

It was **RESOLVED** that:

- following the introduction of the Openness of Local Government Bodies Regulations 2014, Standing Order 3I should be suspended.

### **11 Correspondence**

Items received were noted, including:

- the SCDC Leisure Strategy consultation which had been passed to the Village Hall
- that Anglian Water had agreed that there was a sewerage problem in The Street to be addressed. It was still considering the appropriate means.

It was **RESOLVED**:

- that the following items be circulated to Councillors:
  - The Local Councillor
  - Clerks and Councils Direct
  - The Ipswich Society Newsletter
- To establish whether Vitalise met the criteria for a charitable

donation from the Council.

There being no further business to discuss the meeting closed at 9.15pm. The next meeting will be held on Monday 3 November 2014.