

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.15pm
on Monday 14 September 2015**

Present: Mrs M Wilson (Chairman), Mrs T Cornish, Ms D Head, Mr C Hopkins, Mr D Hunter and Mr B Rufford

Also present: Mr C Hedgley (Suffolk Coastal District Councillor), and nine residents for all/part of the meeting

In attendance: Mrs C Ramsden, Clerk to the Council

**Councillor
Actions**

1 Apologies and Declarations of Interest

Apologies were received from Ms J Shaw.

There were no declarations of interest.

2 Public Participation Session

Eight of the residents stated that they had attended in respect of item three on the agenda, the development of the Grove Farm buildings in The Street. Unfortunately the owner of the land was not present, due to a late clash of appointments in his diary, for which he apologised to the Council and residents. These residents left the meeting.

The ninth resident wished to speak about the Admiral's Head, which remained closed, and the lack of proper parking for Bealings School. He had taken an option to buy the Admiral's Head last year, at the price the owners wanted to achieve, but his plan to fund the purchase by a housing development on land in Gt Bealings, where development would not otherwise be permitted, had been met with great hostility. He still believed the principle of his plan to building two or three houses to fund the purchase to be sound, if a site could be identified that did not meet with local opposition. He would use 100% of the profit from the development to purchase the Admiral's Head for the community, including ensuring the car park was improved and available for School parking. Last year the scheme had been supported by the local District Councillor, Tony Fryatt, but he was aware he was no longer the local Councillor.

He was also aware that no sites had become available in the last year and he now felt that no one would sell to him at the price needed to make the scheme work. He therefore wished to know if there was interest in the parish for his plan, as his option to purchase would expire shortly and he was considering its renewal. He considered his plan to be the only way by which the pub could be re-opened. Otherwise there would continue to be a derelict site in the middle of the village, with the current owners staying in the pub flat. In addition, the longer the pub remained closed, the more likelihood there was of the owners obtaining planning permission for change of use to a private dwelling. They could show that the property was not a viable business as a public house. Moreover the 'community asset legislation' was accepted to be not fit for purpose. He would be pleased to know of any ideas to resolve the situation.

Councillors commented:

- School parking was agreed to be an on-going problem.
- Two other community pubs in the area, the Shottisham Sorrel Horse and the Hasketon Turk's Head, were known but there had been problems in the running of both of them by the community. It was not thought that the parish had the skills to run a community pub.
- The owners of the Admiral's Head had not marketed the property as a public house and had not shown that it was not viable. It had been viable in the past. It was not a private dwelling.
- The resident was thanked for his contribution and his wish to resolve to situation.

3 Development of Buildings at Grove Farm, The Street

In view of the owner's absence it was **RESOLVED**:

- not to consider this matter.

4 Minutes of the Meetings Held on 6 July and 31 July 2015

It was **RESOLVED**:

- to approve the minutes of these meetings.

5 Matters Arising from the Minutes

Dog Waste Bin

No one had contacted the Council about the need for this and it was **RESOLVED**:

- not to pursue the installation of any dog waste bins.

Public Sewer for The Street

The appeal had been submitted but the Environment Agency had advised that, as the Council had submitted it, it would need to deal with any request for data. It had been pointed out to the Environment Agency that this had not been agreed and the residents would need to do this. One resident had offered to assist with this.

Councillor Training

This would be provided by Jayne Cole from the Local Council Public Advisory Service, at 7pm on Wednesday 23 September in the Angela Cobbold Hall and last about two and a half hours. There were Councillors/Clerks from Gt Bealings, Hasketon and Playford attending, a total of around 20 people. Mr Hunter was unavailable and Mr Rufford was unsure if he would be able to attend. **ALL**

6 Planning

Applications

DC/15/3078/FUL Erection of a single storey side extension and external

renovation of existing facing material: Elmhurst, Playford Road

It was noted that the development was not visible from the road or of concern to neighbours and **RESOLVED**:

- that there was no objection to this development.

DC/15/3274/FUL Siting of two mobile homes adjacent to Fynn Bridge Barn for a limited period whilst barn conversion work carried out: Fynn Bridge Barn, The Street

It was noted that this was an amended location for the mobile homes to address Environment Agency concerns about flooding and **RESOLVED**:

- that there was no objection to this development for the stated limited period and purpose.

Erection of Boundary Fence at The Grove, The Street

SCDC had not replied to the Council's request regarding the need for planning permission for the section of fence by the entrance to the property.

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

SCDC had advised that further plans were still awaited from the applicant, despite stating previously that it had given the applicant a final deadline of the end of July to submit. A new deadline had been given of 4 September, and SCDC had advised that a report recommending refusal would be considered at the Planning Committee meeting to be held on 17 September if the outstanding plans were not forthcoming. It was noted that the Committee meeting published papers did not include a report for the site.

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

No response had been received from SCDC about this application.

It was **RESOLVED**:

- To make a formal complaint to SCDC in respect of their non determination of applications C13/0393 and C/12/2483 and their lack of response regarding the boundary fence at the entrance to The Grove, The Street.

Ipswich Garden Suburb

The responses to the parishes about highway infrastructure and traffic concerns from Dr Poulter, MP and County Councillor Finch were noted.

SCDC Changes to the Scheme of Delegation

It was noted that SCDC had made changes to streamline its determination of applications. There was now only one Planning Committee.

District Councillor's Report

Councillor Hedgley reported:

- The Felixstowe Seafront Gardens and Martello Park Play Area had been officially opened.

- It was proposed to make alterations to Woodbridge Library to provide access to SCDC services in anticipation of the Council's move from Melton Hill.
- A Suffolk Devolution Proposal was being developed to identify powers and responsibilities which it was beneficial to transfer from central government.
- Unauthorised traveller encampments in both Woodbridge and Kesgrave had caused concern and a new strategy was being developed.
- Changes to brown bin collections were being considered.
- Grundisburgh was SCDC's entrant in Suffolk Village of the Year 2015 and had won through to the final round of the competition.

7 Highways

Damage to Trees by Flooding at The Pines, Martlesham Road

The resident had asked SCC again when works to resolve this would be undertaken, but no reply had been received. The drains had recently been cleaned out but the operative advised that it was not possible to open the one by The Pines. It was noted that the resident may pursue the matter via the ombudsman.

Parking at Hall Road Crossroads

SCC had advised that the whole of the verge was highway and suggested that parking could be controlled either by yellow lines on the road surface or raising the kerb to make the area inaccessible. This would enable offenders to be ticketed by the police. Bollards were not thought appropriate and could cause an obstruction or a danger to traffic. It was noted that the adjoining property was planning on renewing its boundary fence.

SCC had advised that costs in the region of £5,000 to £10,000 were likely for either yellow lines or kerbing. No funding had been identified. It was **RESOLVED**:

- that funding should be provided by SCC, and not by the Council.

The neighbouring resident commented that funding could be obtained from the Community Infrastructure Levy, as a result of qualifying development in the parish.

Footpath Cutting

Mr Ball had completed the cutting for the season, but complaints and extra cuts had meant that costs of £48.69 over the amount that would be paid by SCC had been incurred by the Council.

Sand Spreading

Mr Finch had been asked if he would spread sand on the approaches to the level crossing over the winter as in previous years, but no reply had been received to date.

8 Police

It was noted that no officer was able to attend, but a report had been circulated to Councillors. One crime had been reported since 31 July, theft of a caravan from a property in Playford Road.

Mrs Cornish reported that the 12PT meeting she had attended on 14 July had made school parking a priority issue. The police would be writing to parents via all eight schools in the area and visiting the schools regularly.

Mrs Cornish also reported:

- that there may be a perception of increased crime, due to a change in recording.
- queuing on the road at Foxhall waste tip was to be controlled.

It was noted that there had been attempted break-ins at Lux Farm, Playford Road, although this was outside the parish.

9 Finance

Income and Expenditure

:

£1.60 had been received from the bank, returning the funds taken due to incorrectly cleared cheques.

Expenditure:

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

- SALC for Chairman's training: £120.00
- Lt Bealings PPC Fabric Fund for hire of the Angela Cobbold Hall for Councillor training: £18.00
- Local Council Public Advisory Service for Councillor Training: £120.00
- Business Services at CAS for Council insurance: £172.08
- Mr Ball for Footpath Cutting (Salary and Expenses): £176.89
- Clerk's Salary for September: £256.24
- Clerk's Salary for October: £256.24
- PAYE cheque for Clerk's Salary and Mr Ball for September: £101.80
- PAYE cheque for Clerk's Salary for October: £64.00

A schedule of the above payments was signed by the Chairman, and cheques were signed by Mr Hopkins and Ms Head.

After the above payments the bank account balance would be -£394.49. However, the second half of the precept, £3013.90, would be received before the majority of the payments were due.

Gavel

It was **RESOLVED**:

- to purchase a gavel for use by the Chairman of the Council at a cost of up to £25.

External Audit

This had been completed and advertised as required. No matters of concern had been raised by the auditors. It was **RESOLVED**:

- to approve the external audit for the year 2014/15.

Transparency Code Grants

It was noted that funding was available for Councils which had incurred extra expense as a result of compliance with the Code. Applications could be made for the cost of buying IT equipment, setting up a website and training. It was **RESOLVED**:

- that the Council did not meet the criteria for funding, having not incurred any additional costs as a result of Transparency Code requirements.

Budget for 2016/15

It was noted that a draft budget would be presented to Councillors at the meeting on 2 November. Councillors were asked to advise the Clerk of any items they wished to suggest for inclusion. **ALL**

10 Matters Arising from Circulated Items (2015/04 and by email)

Circulation 2015/04 had not yet reached all Councillors. There were no matters arising.

11 Correspondence

Items received were noted. It was noted that no one was available to attend the SALC Area meeting on 21 September.

It was **RESOLVED** that:

- subject to confirmation of the date, Mrs Wilson and Mrs Cornish **MW, TC**
would attend the SALC Area meeting to be held in December
- Mrs Wilson would attend the CAS Annual Review and Reception on **MW**
8 October.
- Home-Start would be asked if the charity assisted families in the parish before a request for a donation was considered.
- Ms Head would attend the SCDC Annual Town and Parish Liaison Meeting on 16 November. **DH**
- the following item would be circulated to Councillors:
 - Clerks and Councils Direct

12 Date of Next Meeting

It was **RESOLVED** that:

- the next scheduled meeting would be held on 2 November
- that, if the owner of the buildings at Grove Farm asked to rearrange his visit, a public meeting would be arranged for this.

There being no further business to discuss the meeting closed at 8.30pm.