

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm
on Monday 6 July 2015**

Present: Mrs M Wilson (Chairman), Ms D Head, Mr C Hopkins, Mr D Hunter (for items 1-8), Mr B Rufford and Ms J Shaw

Also present: Mr C Hedgley (Suffolk Coastal District Councillor), Mr J Tate (for item 5) and five residents for 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 Mrs Cornish, who was working.

Mrs Wilson declared a pecuniary interest in the EAOW3 planning application and a non pecuniary interest in planning application C13/0393: Stables opposite Brimar, The Street: Change of Use to Riding Establishment as a nearby resident.

Ms Head declared a non pecuniary interest in fencing on the boundary of The Grove, The Street, as a nearby resident.

2 Public Participation Session

In respect of operations at Sinks Pit and planning application DC/15/2107/FUL: Erection of a new headquarters building for vehicle hire operator Trucks R Us comprising of workshop, offices, associated parking, drainage infrastructure and landscaping to allow for the hire, storage, workshop and sales of vehicles and machinery at Sinks Pit, Main Road, Kesgrave by Trucks R Us, residents raised the following:

- There was concern that now approval had been granted for the new headquarters, the current application proposed a significant increase in the size of the development, which would result in much more noise
- There was currently disturbance from 7am on Saturday mornings, but SCDC had advised that the works were of a temporary nature; in fact they had been going on for weeks.
- The noise level was very significant in an otherwise quiet rural area.
- One resident had previously been positive about the use of the site, but now considered the noise levels unacceptable. A representative from the development had visited and assured her that the current noise levels were temporary and that no more development of the site was planned. She doubted this would be the case and presumed there would be more development proposed in the gap between the current operations and properties.
- The noise had been horrendous of late, apparently because a very large digger was being used to build a bund and put in a roadway.

There was noise from multiple vehicle reversing beepers from 7am.

- SCDC Environmental Health officers had visited last week but had said that the noise was acceptable as the works were temporary.
- Further development of the site would have a compound effect and would add more vehicle noise near to property.

In respect of the 20mph speed limit for The Street, a resident wished to thank the Council for its work in achieving this, on behalf of the Chairman of Friends of Bealings School and the local residents' pressure group.

3 Minutes of the Meetings Held on 26 May 2015

It was **RESOLVED**:

- To amend and then approve the minutes of the meeting held on 26 May 2015.

4 Matters Arising from the Minutes

Footpath and Tree Warden

Mrs Cook had confirmed that she was happy to continue in this role and it was **RESOLVED**:

- To appoint Mrs Cook Footpath and Tree Warden for 2015/16.

Dog Waste Bin

No one had contacted the Council about the need for this, but as the Benefice Magazine asking for comments had only recently been published, this would be considered again at the meeting in September.

Public Sewer for The Street

The Environment Agency had advised that, as the Council had submitted the original application on behalf of residents, it was also able to submit the appeal. It was therefore **RESOLVED**:

- That the appeal would be submitted by the Council, but residents advised that any request for data regarding the need for the sewer would have to be provided by them.

5 Planning

Applications

DC/15/2107/FUL and DC/15/2487/DRC: Erection of a new headquarters building for vehicle hire operator Trucks R Us comprising of workshop, offices, associated parking, drainage infrastructure and landscaping to allow for the hire, storage, workshop and sales of vehicles and machinery by Trucks R Us at Sinks Pit, Main Road, Kesgrave

SCDC had advised that this application would be considered at Planning Committee on 16 July. The Council could therefore provide written comments or attend and speak at the meeting. Comments received from one resident had been circulated to Councillors before the meeting. He had

drawn attention to the proposal to increase traffic on the site by 85%.

Mr Hunter advised that in the last few weeks there had been a huge amount of noise from the site and a great deal of dust, which had covered local cars. There were many trucks arriving and leaving the site, with the metal gates banging shut every time.

While the works were stated to be the groundworks for the Trucks R Us development, there was concern that aggregate was being processed for the 'BagAgg' operation, as equipment on the site included a machine to sort and crush aggregate into three sizes of material.

It was noted that Kesgrave Town and Playford Parish Councils supported the development. SCC had no objection as highway authority, subject to the provision of manoeuvring room for vehicles on site. There was no traffic management assessment to consider the impact of the extra vehicle movements in this application on traffic on the A1214. Previously the planning agent for the application, Mr Tate, had advised that the vehicle requirements for Trucks R Us had been included in the assessment provided for the Fork Rent site. The current proposed increase in traffic meant that this was no longer the case.

SCDC had advised that there was no masterplan for the site and there was no policy requirement for one.

Mr Tate was asked by a local resident to explain why the previous Trucks R Us application had stated that it included all the vehicle movements required for the business, when a significant increase was now being sought, and what further development was planned for the site, bearing in mind that noise levels from the current operations were intolerable.

Mr Tate advised that he was only agent for the current application and did not know of future development plans. The current application resulted from previous inaccurate estimate of the needs of the business and so proposed more bays for the workshop and more parking for vehicles. The number of employees and the size of the operation remained the same and the noise would be less than from previous quarrying at the site. The Fork Rent application had included the number of vehicle movements, but did not include current parking needs. Mr Tate said that a traffic strategy for the site had been scoped with SCC at pre-application stage.

Mr Tate agreed that the existing aggregate at the site had been removed and that current aggregate operations must therefore involve aggregate being brought to the site for processing. He could not comment on the suggestion that a crushing and grinding machine on site was a permanent feature and that a bund was being created to lessen noise pollution. This was not a part of the application he was presenting, but he advised that once Trucks R Us was operating they would not want the noise to continue. It was intended that construction would start in September and be complete by March 2016.

In respect of application DC/15/2487/DRC, this comprised the remediation strategy and landscape and drainage proposals and was required by SCDC to address previous contamination of the site by diesel/petrol spillage.

. It was **RESOLVED**:

- To object to the development on the grounds of:
 - The unacceptability of noise and dust levels for existing operations at the site, for which permission was not granted or now being sought
 - The lack of a traffic assessment in respect of the impact of the extra vehicle movements on the A1214 and the likely displacement of traffic on to Playford Road.

DC/15/2115/FUL Single storey extension to form breakfast room and link to playroom. Reposition velux light.

It was noted that this was a re-application for an expired permission and **RESOLVED**:

- That there was no objection to the development.

EAOW3: Phase III Consultation

Mrs Wilson reported that she had attended the public consultation event held by the applicant. The development was now 'future-proofed' as the ducts for the cabling for EAOW3 would be installed when EAOW1 was constructed. It may be carried out as one operation or in two stages, each of 29 weeks, so that on-shore cable laying activities would take 15 months to complete. The project was due to be delivered between 2020 and 2025.

Mrs Wilson then left the meeting in accordance with her declaration of a pecuniary interest in the matter. It was **RESOLVED**:

- That Mr Hunter be elected Chairman for the item.

It was noted that, while the number of accesses to the haul road was stated to be reduced, there was an extra 2km of haul road proposed to reach jointing pits. The Council's main concerns remained, relating to the type of current, disturbance, noise, visual impact and reinstatement of hedgerows. It was **RESOLVED**:

- To seek clarification of the haul road and access points within the parish
- To repeat the Council's previous objection to the development on the grounds of disruption, including requesting community compensation
- To express concern that the change from HVDC to HVAC current made the project less safe for residents

The Clerk advised that the agent for the owner of affected land in Holly Lane, would be meeting the developer soon to discuss trenching for site surveys and would request that the existing field entrance in Holly Lane was used for this work.

Mrs Wilson returned to the meeting and resumed the chair.

Erection of Boundary Fence at The Grove, The Street

SCDC had confirmed that reduction in height of the fence meant that it no longer required planning permission. It was considered that not all of the

fence had been reduced in height, the section by the entrance to the property further along The Street having not been altered. It was **RESOLVED**:

- To repeat the request to SCDC regarding the need for planning permission.

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

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 these two applications. Mr Hedgley advised that he was still pursuing them with the planning officer.

Works at Grove Farm, The Street

It was noted that an Environment Agency officer had visited the site and advised on the materials which could and could not be burned on site, and the need for a licence if any asbestos was to be removed. The building which had been removed had had a metal roof. She had visited again and written to the owners of the site to explain what would be required of them by the Environment Agency for future works. Good quality soil had now been imported on to the site and the area tidied.

The agent for the application had advised that the current works were to tidy up the site. No asbestos was present, only a cement product which looked similar. The current planning permission had expired and the developers would still prefer housing on the site to industrial units, if the Council would support such an application. It was **RESOLVED**:

- That there was still objection to housing on the site

World of Planning Event

Mr Hopkins reported on his attendance at this, which had been useful to appreciate social housing concerns elsewhere and to better understand the on-line planning public access system.

Ipswich Garden Suburb

Mrs Wilson reported on her attendance with Mrs Cornish at this meeting arranged by Tuddenham Parish Council. There was concern in both Westerfield and Tuddenham at the likely increase in traffic cutting through the parishes between the A1214 and A12 as a result of the development. It had been decided to write to SCC, who did not support the development without adequate highway infrastructure, and request traffic calming in the villages.

SCDC Consultation on Identification of Non-Designated Heritage Assets

This consultation was noted and that the process may assist in conserving village buildings in the future.

SCDC CIL Charging Schedule

It was noted that SCDC had adopted this.

6 Highways

20mph Limit for The Street

SCC had confirmed that the design for this would take some months to complete. At that time the cost could be confirmed and any additional funding sought from county/district locality budgets. It was noted that the residents would hold a meeting to consider the design once it was to hand.

Damage to Trees by Flooding at The Pines, Martlesham Road

SCC had not yet undertaken any works to resolve this and were unable to say when it would be possible to do so.

Parking at Hall Road Crossroads

It was noted again that no reply had been received from SCC and **RESOLVED** that:

- The matter be raised again with SCC.

Footpath Cutting

Mr Ball had been carrying out the first cut, but two complaints had been received. The paths in question had since been cut, including Footpath 18 between the Grove Farm buildings and the railway line.

SAVID

Ms Head had not been able to attend the launch event, which Mr Hedgley reported had been very successful and well attended. The SAVID constitution had been circulated to Councillors and it was **RESOLVED**:

- To join SAVID.

7 Police

It was noted that no one was able to attend, but a report had been supplied which showed no reported crime since the meeting on 26 May. The next 12PT meeting would be on 14 July and Mrs Cornish was able to attend. **TC**

It was not known if the police had visited Bealings School again but it was **RESOLVED**:

- To ask the police to attend on the first day of the School year, 3 September, to advise new parents on parking.

8 Finance

Quarterly Bank Statement Reconciliation

This had been undertaken by Mr Hunter. Two cheques, made out for £150.00 and £25.00 had been cleared by the bank for £150.80 and £25.80 respectively. The bank had said that it would correct the amounts on production of the cheque book stubs recording the true amounts.

Income and Expenditure

Thanks had been received from Age UK, Headway, the PPC and the Village Hall for the Council's donations.

Income:

Nil

Expenditure:

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

- Clerk's Salary for July and expenses: £280.92
- Clerk's Salary for August: £256.24
- PAYE cheque for Clerk's Salary for July: £64.00
- PAYE cheque for Clerk's Salary for August: £64.00

A schedule of the above payments was signed by the Chairman, and cheques were signed by Mrs Wilson and Mr Rufford.

After the above payments the bank account balance would be £889.16. It was **RESOLVED**:

- To pay the insurance premium when it fell due in August

8 Councillor Training

It was noted that Councillors from Gt Bealings, Playford and Hasketon were interested in attending a joint training event. The tailored training offered by SALC and LCPAS was considered and it was **RESOLVED**:

- To arrange a joint training session for Councillors to be delivered by LCPAS on a weekday evening after 12 September by LCPAS, at a cost of £100 plus £20 mileage and a nominal extra charge if more than 15 attended, and invite Councillors from Gt Bealings, Playford and Hasketon to attend
- That the Chairman would attend SALC Leadership and Chairmanship training on 21 and 28 July at a charge of £100 plus VAT **MW**

9 Matters Arising from Circulated Items (2015/03 and by email)

There were no matters arising.

10 Correspondence

Items received were noted and it was **RESOLVED** that:

- the following items would be circulated to Councillors:
 - Clerks and Councils Direct
 - The Local Councillor
 - CAB Annual Report 2014/15

11 Date and Time of Next Meeting

It was **RESOLVED** that:

- the date of the next meeting be altered from 7 to 14 September.
- in future meetings would commence at 7.15pm, with the Committee

Room being open from 7pm to enable residents to view planning application plans and other meeting papers.

There being no further business to discuss the meeting closed at 9.20pm.