

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.15pm  
on Thursday 19 October 2017**

**Present:** Mrs M Wilson (Chairman), Mrs T Cornish, Dr C Hopkins, Mr I Ransome and Mr B Rufford

**Also present:** Mr C Hedgley (Suffolk Coastal District Councillor), Revd Celia Cook, Helen Clarkson (PCC Secretary) (at the invitation of the Council in respect of item 5 on the Agenda), Corinne Jarvis (member of the PCC CafeHub Committee) and two local residents, all for part of the meeting

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

**Councillor  
Actions**

**1 Apologies, Declarations of Interest and Dispensation Requests**

Apologies were received from Mr D Hunter, who was working, and Ms D Head due to a family commitment.

It was **RESOLVED**:

- To accept the apologies for absence.

There were no declarations of interest or requests for dispensations.

Mr Vickery (Suffolk County Councillor) had also advised that he would be unable to attend due to other meetings.

**2 Public Participation Session**

**2.1 Angela Cobbold Hall and CafeHub Projects**

Revd Cook thanked the Council for its invitation to explain the PCC's CafeHub project. Plans showing the changes to the Church to deliver the project had previously been circulated to Councillors. She and Ms Clarkson explained:

- The project had arisen from a paper/on-line survey of the four parishes in the Benefice about two and a half years ago about future needs and 'wants' for the local community, which had identified a lack of a staffed venue or shop, following the closure of the Admiral's Head pub and the café at Lux Farm. A staffed venue would not need to be hired and would be a local venue accessible for those without transport.
- There had been a positive response from Bealings School to the suggestion of a flexible community space, and one which enabled 'intergenerational' activities (art, music, drama) and would bring the community together.
- There were also several families with adult disabled children, and those with mental health issues; the CafeHub would provide a safe space and work experience.
- The project was a 'stand-alone' project, not linked to the future of the Angela Cobbold Hall – and would be renamed in due course.
- SCDC had already grant aided the project.
- On the advice of the architect it was now not proposed to move the

pulpit.

- Interest in how the space was being 're-imagined' to give the Church back to the community was being shown from communities in Norway and Sweden.

In response to questions from Councillors, they added:

- The project Committee included residents from Little Bealings, Great Bealings and Playford, with expertise in the conservation and sustainability of historic buildings, architecture, the law, catering, and kitchen and internal building works.
- The resource would be a 're-ordering' of the building, and available to all, but would be primarily for the residents of Little and Great Bealings.
- They were aware of the need to obtain a Diocesan Faculty for the works but were unsure if permissions from SCDC would be required for change of use of the building, health and safety obligations and for the preparation and serving of food.
- A new private sewer would need to be installed.
- The electricity supply and lighting were last renewed during the 1960s and so required updating, notwithstanding the project.
- New plumbing and flooring would be installed, resulting in an upgraded and safer space – although it was accepted that the building was not currently unsafe and could continue to function in its current condition for many years.
- It was recognised that, if the project succeeded it would attract visitors from outside the parish and parking would be an issue. Revd Cook was a Trustee of Bealings Village Hall and hoped that the Village Hall car park could be shared. It was also intended to install some disabled parking at the Church.
- Revd Cook was also a Governor of Bealings School and the provision of a School Breakfast Club and after School activities would help to spread drop-off/collection times and so ease current parking congestion. There was also the opportunity to consider a new School Travel Plan, including a 'virtual school bus' – ie an escorted walk between the School and the Village Hall – and to stop parent parking in the entrance to the Church.
- Revd Cook acknowledged that the School had failed to engage with the community effectively over the past 20 years, but thought that the wish of the School to use the new Church space would make it possible to improve the situation.
- The CafeHub project was considered appropriate for the Church as the Angela Cobbold Memorial Hall (ACH) did not have the same 'pull' with young families moving into the village. It needed £25,000 of repairs and was not an 'imaginative space'. A decision to sell it had been made by the PCC 17 years ago and approved by the Bishop, and the Revd Cook said that SCDC had recently advised that the 1980s extension needed to be removed for planning purposes; it was a 'structural mismatch'. She also said that removing it would deal with a sewerage issue which had affected the adjacent dwelling. However, it was not currently for sale, in view of the need to ensure a seamless transfer of activities from it to the new Church space.
- The very strong emotional attachment of some older parishioners to the ACH was acknowledged, and that it had been used for Church services and as a Doctor's surgery in the past. Not all users of the

ACH wanted their activities moved to the Church. However, it was not thought that the parish could sustain it, the Church and Bealings Village Hall, and it made no sense to keep it. Revd Cook saw the Church as the more precious building to keep.

- Rev Cook confirmed that the finances of the Church were such that it was not likely to close, and also that all of the money raised by the project would go back to Little Bealings – for example to maintain the Village Hall Car Park and support the village community. Each parish in the Benefice was now raising its own funds to be sustainable, with a new conservation and bird watching space in Great Bealings, and a fete in Playford. (Culpho did not need additional funding.) Annual events such as the Plant Sale and the new Tea Dances and community coffee events also helped, but only raised small amounts. It was noted that Bealings School had in the past contributed to the community by arranging an annual fete and had had grant funding to run a café for the village, which it did not do. It had also refused to run a School Breakfast Club itself in the past.
- The shortfall in Church running costs was currently about £2,000 a year, which was being met from reserves. Any maintenance and repair costs also had to be met from reserves. If reserves became depleted the Church would close and planning permission for conversion to a house could be granted.
- Rev Cook advised that she was employed as Benefice Priest in Charge for seven hours a week for each parish, and, as a Trustee of Bealings Village Hall and Bealings School Governor, it was her wish to bring people together, while addressing the lack of pub, shop and café. There were seven regular worshippers at the Church, who were elderly. She was considering the long term viability of the Church.
- The project would not proceed without grant funding but there were many sources available. A Business Plan had been prepared for the running of the café and reviewed by an independent ‘start-up’ expert. The Victorian Society and a local resident had also considered it. As a result the estimated ‘spend per person’ had been revised downwards. The preferred model was to open three days a week, including Saturdays when the café in Tuddenham was closed, and market research of other local cafes had been carried out.
- Councillors raised a concern that, if the ACH closed and the project failed, then this would leave the village with only the School and the Village Hall. It was thought that the School attracted over half its pupils from outside the village. Bookings for the Village Hall and ACH totalled ‘120%’ utility of community space. If the ACH closed and the project failed there would therefore be a shortfall. In response Ms Clarkson said that the cost of the project would be raised from outside the parish. If the project failed therefore the parish would at least have an upgraded Church with a secure future.
- Councillors also asked why fund raising was not being directed at repairing the ACH instead, and it was suggested that the decision not to sell the ACH at present had only come about once it was apparent that funds raised would remain within the ACH Trust and not be available for the CafeHub project. The aims of the ACH Trust and the CafeHub project therefore overlapped. In response the Revd Cook said that the decision to sell the ACH had been taken before, and approved by the Bishop.
- As regards the process, there were outstanding consultations to be completed with various bodies, including SCDC. The public consultation period ended on 18 October. The Diocese would then review the responses and decide if it recommended that the project

should proceed. The objections received were not published, but the outcome would be in the public domain.

### **3 Minutes of the meetings held on 4 September and 3 October 2017**

#### **3.1 It was RESOLVED:**

- To approve the minutes of these meetings as written.

### **4 Matters Arising from the Minutes**

#### **4.1 Councillor and DPA Training**

It was noted that Mr Ransome had considered the papers provided for Councillor training by SALC and no longer wished to attend a course. It was **RESOLVED:**

- That the Chairman and Clerk would attend SALC training on new data protection legislation at a cost of £22 each.

#### **4.2 Admiral's Head – Community Asset Listing**

SCDC had advised that the listing could not be renewed, but a new application could be made for a new listing upon expiry of the old one in November.

### **5 Angela Cobbold Hall and CafeHub Projects**

It was noted that SCDC had previously listed the ACH as a non-designated heritage asset, it being a building which had been identified as having a degree of significance (ie archaeological, architectural, artistic or historic heritage interest) meriting consideration in planning decisions. Applying for listing of the ACH as a Community Asset would provide a 'right to bid' for the community if the ACH was for sale.

It was noted that the previous uncertainty over the ACH had caused one user to leave and that listing may protect other activities. The PCC had no objection to the listing and it was **RESOLVED:**

- To apply to SCDC for Community Asset Listing for the Angela Cobbold Memorial Hall.

### **6 Planning**

#### **6.1 Previous Planning Applications - Updates**

It was noted that the following application had been approved by SCDC:

**DC/17/3903/FUL Woodside, Martlesham Road: Proposed 4 bay cartlodge with studio above**

#### **6.2 EAOW Construction Update**

It was noted that:

- Reinstatement work had taken place at the temporary access point in Holly Close, but it was still vulnerable to unofficial access
- Great Bealings Parish Council was arranging a presentation for local residents on the next stage of the project
- There would be a presentation on the findings of the archaeology survey in Bealings Village Hall on 18 November.

#### **6.3 Sinks Pit Update**

There had still been no response to the Council's enquiries to the planning officer, and SCC had referred recent complaints about Saturday working by Trucks R Us to SCDC as the relevant planning authority. Resident were pressing for a meeting with SCC and it was noted that a successor to the Fork Rent business could be proposed at the site in 2018, with the likelihood of more traffic and noise.

#### 6.4 SCDC and IBC Local Plan Review – Determination of Response

It was noted that only two responses had been received from residents to the Council's enewsgroup and Fynn-Lark magazine consultation on the future of Little Bealings.

After discussion it was **RESOLVED**:

- To respond to the SCDC Local Plan Review by advising SCDC that the Council:
  - Had found the opportunity to discuss the future of the parish at a meeting with SCDC officers very helpful
  - Requests the downgrade of the parish from the status of Local Service Centre to Other Village given the current dearth of facilities in the parish (ie no shop, no pub, no place of employment and a very limited bus service)
  - Supports the maintenance of the existing Physical Limits Boundary to control development in the parish
  - Will shortly request a further Community Asset listing of the Admiral's Head, given that the property has not been for sale on the open market during the last five years, and supports the re-opening of the pub
  - Will shortly request a Community Asset listing for the Angela Cobbold Memorial Hall and supports maintaining current usage of this building
  - Supports a policy of keeping countryside around villages and maintaining their identity distinct from urban development
  - Considers Option 4 for Potential Housing Distribution to be the most appropriate option, but does not wish to be identified as an 'East of Ipswich' parish
  - Is aware of suggestions that the station at Little Bealings could be re-opened for trains/trams and would support this to obviate the need for a Northern Ipswich By-pass in the area between Kesgrave and Grundisburgh:
    - If land at Grove Farm (Site Number 430) was made available for station car parking, including additional car parking to provide a safe off-road footpath to Bealings School and to the Admiral's Head via the School Playing Field
    - Subject to the agreement of the affected landowners.
  - Considers Site Number 50 to be unsustainable for development, given that access is along an unmade track and there is no footway access within the village
  - Understands that Site Number 235 is not proposed by the owner of at least 50% of the land, and, in any event, is too small for development.

#### 7 Public Sewer for The Street

No information had been received by the Parish Council.

## 8 Highways

### 8.1 SAVID/SID

No update was available but it was **RESOLVED**:

- to request any data regarding the speed of traffic collected by the SCC TVAS

### 8.2 Sand Spreading in The Street

It was noted that Mr Finch had confirmed he would undertake this as necessary in respect of the approaches to the level crossing for the 2017/18 winter.

### 8.3 Footpaths

The southern access to Footpath 17 and a missing signpost had been reported the SCC following the erection of a field gate adjacent to the footpath.

## 9 Reports from Local District and County Councillors

Mr Hedgley's report had been circulated to Councillors and he referred to the anticipated impact of the temporary closure of Woods Lane, Melton, for works and the granting of planning permission for the development of the former SCDC site at Melton by SCDC. He offered to pursue any matters that the Council wished to raise with him.

There was no local County Councillor report.

## 10 Police

Mrs Cornish reported that she had been unable to attend the previous 1st Tier meeting but would go to the next one and could refer to the request for the TVAS data. She could also raise inconsiderate and dangerous parking in the village again. **TC**

## 11 Finance

### 11.1 Bank Statement/Cheque Book Reconciliation for Second Quarter

In Mr Hunter's absence, this had been carried out by Mr Ransome, and no issues had arisen.

### 11.2 Authorisation of Expenditure

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

- Clerk's net salary for November and expenses: ££298.06
- PAYE for November: £65.20
- Clerk's net salary for December: £261.46
- PAYE for December: £65.20

A schedule of the above payments was signed by the Chairman and cheques were signed by Dr Hopkins and the Chairman.

It was **RESOLVED**:

- To authorise the purchase of a laptop computer to be owned by the Council, subject to confirmation that reimbursement for the full amount was available from Transparency Code funding.

#### **Income Received**

- 11.3 No income had been received, although reimbursement by Gt Bealings Parish Council for 50% of the insurance premium for the shared wooden sign was anticipated. Gt Bealings Parish Council had confirmed that it had inspected the sign for safety satisfactorily.

#### **Approval of Budget for 2018/19**

- 11.4 A draft budget had previously been circulated to Councillors and it was **RESOLVED**:

- To approve the Budget as drafted.

#### **Risk Assessment for 2018/19**

- 11.5 A draft Risk Assessment for 2018/19 had previously been circulated to Councillors and it was **RESOLVED**:

- To approve the Risk Assessment for 2018/19 as drafted.

### **12 Matters Arising from Circulated Items**

#### **12.1 Local Car Parking Plan Consultation**

It was noted that SCDC was consulting on local car parking issues, but that this primarily related to larger parishes and towns where there was formal car parking and charging and **RESOLVED**:

- Not to respond to the consultation.

#### **12.2 Other**

There were no other matters raised.

### **13 Correspondence**

Correspondence from The Pensions Regulator, an Oil Club and Citizens Advice was noted and it was **RESOLVED**:

- to circulate Suffolk View and the SALC Annual Report to Councillors.

### **14 Date of Next Meeting**

The next meeting of the Council will be held on Monday 8 January 2018.

There being no further business to discuss the meeting closed at 8.50pm.