

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm on Monday 14 March 2011**

**Present:** Mrs F Evans Rogers, Mr K Beaumont (for items 6 -12), Mr P Carr, Dr C Rowe, Miss D Williams and Mrs M Wilson

**Also present for part of the meeting:** Mr P Bellfield, SCC Councillor, local residents and owners of property in the parish

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

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

**The Orchard, Holly Lane (formerly Windy Ridge, Holly Close)**

Residents from Holly Close and Holly Lane attended to view and discuss the application for planning permission received from SCDC for The Orchard, Holly Lane, for the erection of a detached dwelling and construction of a new vehicular access and the demolition of the existing dwelling and outbuilding (reference C/11/0490). The owners of the property who had applied for the planning permission also attended. Comments were made by residents as follows:

- The design is marvellous
- The proposed dwelling is large but does not look out of keeping
- The design is not like a 'Suffolk' house
- The proposed dwelling is the replacement of a single storey dwelling with a double storey dwelling
- The proposed dwelling is very close to an adjacent property about two or three metres, whereas the existing dwelling is about 15 metres away
- The impact on Holly Close is not great
- The proposed dwelling is not sympathetic to the shape of the plot
- The height of the proposed dwelling is about one metre higher than an adjacent property
- The proposed dwelling will be about five metres from Holly Close, much closer than the existing dwelling
- The demolition of the barn was regretted

In response to comments and questions the applicants stated:

- The design is a typical Suffolk building and is low in height, although they did not know the specific height
- The proposed dwelling cannot be repositioned on the plot and the windows would have more impact that way; the windows in the living rooms are designed to face down the garden
- Permission for the new vehicular access has already been granted by SCDC
- Demolition of the barn is necessary as it has a bad crack
- They will be retaining the orchard trees
- They will be retaining the hedge along the boundary with Holly Close
- Demolition and building is estimated to take five months
- A topographical survey has been carried out and extra trees and screening by landscaping could be provided if it is wanted
- They have a big family, hence need the accommodation and vehicular access proposed

The Clerk advised that the new vehicular access did not have permission; it is a part of the current planning application.

The Chairman advised that the matter would be deferred for consideration at a future meeting, to be held before the deadline for the submission of the Council's comments to SCDC. The applicants and all of the residents interested in this matter except one left the meeting.

### **Wychwood, Martlesham Road**

The owners of the property stated that they had held pre-planning application discussions with SCDC for an extension. Wychwood was a 1950s chalet bungalow which they wanted to extend to suit modern family needs. They wanted to retain the front of the house and extend the back, and wished to minimise the impact of the development upon the road frontage. They also wanted to alter the driveway to provide a safer entrance from Martlesham Road.

SCDC had advised that the design of the extension was good, but that the front of the dwelling should be changed to match the extension. The two did not 'marry'. The applicants did not wish to alter the front but had had drawings and mock up pictures prepared, which they showed to Councillors, together with other plans of the rear extension and the existing dwelling and access. They considered altering the front of the dwelling resulted in was an industrial looking building, which they did not wish to build.

They were aware that there were many trees protected by a TPO at the property, and had also recently planted 280 shrubs. They wanted the extended house to be environmentally sustainable. They sought support for the extension of the dwelling to the rear from the Council, with the retention of the front as it currently exists. If they were required to alter the front of the dwelling they would not do so; no extension would therefore be built.

In response to questions they stated that:

- the property would be between 7.7 – 8.2 metres from its boundaries if extended as they proposed
- the planning application had just been formally submitted to SCDC

Some Councillors agreed that the alteration to the front of the property resulted in an unattractive and 'industrial' dwelling.

The Chairman advised that the matter would be considered when a planning application was received and the owners left the meeting.

The owners of the property left the meeting.

### **Councillor Actions**

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

Apologies were received from Mrs F Hopkins. It was noted that District Councillor Ivan Jowers was unable to attend. No police representative was available.

Declarations of Interest: see item 8 below.

#### **2 Minutes of the Meeting Held on 17 January 2011**

These were signed as a true record.

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

### **Tree Planting at Village Hall and Playing Field**

SCDC had asked for a financial contribution of £10 to the cost of the trees. As the Parish Council had paid for trees previously, Bealings Village Hall Trust had offered to meet the cost.

### **SCDC Parish Clerks' Meeting**

The Clerk reported on this meeting which had covered an update on SCDC/Waveney DC partnership working and budget issues, the forthcoming census, elections and Alternative Vote referendum, the Localism Bill, Big Society and health proposals, an update on the LDF and Community Led Planning Proposals and a presentation by SCC on its New Strategic Direction (NSD). Points of interest were:

- the census was important in providing accurate data for future funding and planning. There was concern that the public would not appreciate the difference between election and census papers.
- the LDF was stalled while SCDC carried out further consultation on the impact on the countryside of increased visitor numbers arising from development.
- SCC was repositioning its approach on NSD to 'Your Place', whereby officers would deal with the divestment of services on a locality rather than service based approach.

## **4 Police**

It was noted that no police representative was available to attend but a short report had been received. There had been two crimes since the last Council meeting: criminal damage to a window and theft from a farm storage container.

Reports of the 12PT meeting for January and SNT reports for January and February and PCEM meetings had been circulated to Councillors. Miss Williams reported that the next meeting of the 12PT would consider a new constitution. There were no funding commitments in it. It was **RESOLVED**:

- that there was no objection to the new constitution.

## **5 Highways**

### **Playford Road**

Dr Rowe reported on a meeting held that afternoon with Luke Barber from SCC, attended by some residents of Playford Road and the Clerk. The meeting had been very useful and had included a walk along Playford Road to experience the speed and volume of traffic. Alternative means of traffic management were considered, together with the need for repair of the unsatisfactory road surfacing carried out last year. Mr Barber's advice had been very helpful. He considered that, while the road was 'C' class it carried as much traffic as a minor 'A' road, as it was an Ipswich feeder road. Road humps or cushions were not an option as the road was not lit. It was **RESOLVED**:

- to advise David Fawcett (SCC Highways) that the resurfacing and white lining of Martlesham Road last year had been successful in quietening and slowing traffic and to request the same surface and white lining for Playford Road when resurfacing was carried out later in the year
- to request that the resurfacing include an area of buff coloured

surface at the beginning of the 30 mph limit, to discourage speeding by visual impact and increased noise level as traffic crossed it

- that, if these measures did not prove effective a second phase of measures would be considered, to include two solar powered flashing 30mph signs

Cllr Bellfield offered to contact Mr Fawcett on this matter as the installation of the quieter surface would be more expensive. It was considered that, as the resurfacing last year had not included the reinstatement of areas of rippleprint, there should therefore be some maintenance budget funding available.

### **Maintenance**

The potholes at the junction of Holly Lane and The Street were still in need of repair and the road was deteriorating further. Cllr Bellfield agreed to pursue the matter for the Council

Before leaving the meeting Cllr Bellfield advised that SCC was still consulting on its NSD. No decisions had been taken concerning library closures. Care homes would not be closed, but taken over by other service providers. There were many expressions of interest in running the services SCC wished to divest.

## **6 Bealings Village Hall Signs and Security Light**

### **Signs**

SCC had agreed to the changes to the scheme requested by the Council. The revised costings were £1,136.55 and Mr Bellfield was thanked for funding this from his Locality Budget. The works would be carried out in mid to late April.

### **Security Light**

Confirmation had been received from SCDC that neither planning nor building control permissions were needed for the Council to install the light. SCC Highways had no objection to the light. A new quote for the scheme had been received, as a result of concerns that the original design would make it difficult to carry out maintenance work. The cost was now £1,209.46 plus VAT. Parish Plan funding of £666 left the Council with a shortfall of £543.46. The Village Hall Trust had advised that if the Council was to ring fence its donation to the Trust for 2011/12 to meet the cost, it would leave the Trust short of funding for routine maintenance work and planned internal decoration. It was noted that it would be possible to contribute to the extra cost from Council funds, but it was **RESOLVED:**

- that Great Bealings Parish Council be asked if it would contribute 50% of the shortfall of £543.46 to the project.

## **7 Bealings Walks Leaflet**

The Clerk reported that the leaflet needed reprinting. Minor updates to the text were needed and it was possible to change the photograph, perhaps to a more summery picture. The cost of printing another 500 copies on paper

supplied by the Council would be the same as before: £100 including folding of the leaflet. It was **RESOLVED**:

- not to change the photograph in case this caused confusion as to the content
- to make the minor changes and reprint 500 copies of the leaflet at a cost of £100 plus supply of the paper

## 8 Planning

### Applications

#### **C11/0490: The Orchard, Holly Lane**

#### **Erection of detached dwelling and construction of new vehicular access (existing dwelling and outbuilding to be demolished)**

The Clerk declared an interest in this item as owner of an adjoining property and offered to leave the meeting. It was **RESOLVED**:

- that the Clerk should not leave the meeting

The Chairman declared an interest in this item.

A resident indicated that he wished to speak on this item. It was **RESOLVED**:

- that the resident could speak in accordance with Standing Order 1(f) although consideration of the application would be deferred to another meeting as other residents had already been so advised.

The resident stated:

- The size of the proposed dwelling is significant. The ground floor alone is larger than the existing bungalow; in total the dwelling area is twice the existing. The roof height is so high as this is necessary to cover such large rooms. The roof height is higher than the resident's property by about one metre
- The proposed change of orientation of the dwelling severely decreases the existing 15 metre distance between the existing dwelling and the resident's boundary to two or three metres
- There is significant visual impact on the resident's property and overlooking Holly Close
- The style of the building has some good aspects and some not good. The first floor balcony and terrace are not in keeping
- There is no need to demolish the barn, which should be retained. It was built as an outbuilding for the resident's Victorian property and is shown on 1890 Ordnance Survey maps. Its loss is local historical interest disappearing
- There is no objection to the demolition of the existing bungalow.

The resident left the meeting. Two residents remained for the rest of the meeting.

#### **C10/2977: Longacre, Playford Road**

#### **Erection of Garage and Cart Lodge**

It was noted that SCDC had approved this application.

## **Planning Policy**

### **SALC Planning Workshop**

Mr Beaumont reported on his attendance at this on 9 February. The workshop had been disappointing as it had focussed on existing planning policies and structures and not forthcoming changes arising from the LDF.

However, it had listed the issues which can be taken into consideration in respect of an application at present, which are:

- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing/nature of the proposal
- Loss of trees
- Loss of ecological habitats
- Design and appearance
- Layout and density of buildings
- Effect on Listed Building(s) and Conservation Areas
- Access and highway safety (highway authority views are crucial)
- Traffic generation (highway authority views are crucial)
- Noise and disturbance from the scheme
- Public visual amenity (not loss of an individual's view)
- Disturbance from smells
- Flood risks (Environment Agency and Anglian Water views are crucial)

The matters which cannot be taken into account were also listed. It was **RESOLVED**:

- to circulate the papers from the workshop

### **SCC Consultation on Supplementary Planning Guidance for Developers: S106 Agreements**

It was noted that this consultation had been circulated by email and was on guidance which would be aimed at developers, not Councils. It was **RESOLVED**:

- that Councillors would consider the circulated material further and any response agreed at the next meeting of the Council.

**KB**

### **SCDC Town and Parish Planning Forum**

It was **RESOLVED**:

- that Mr Beaumont would attend this on 7 April

## **9 Finance**

### **Income**

The Chairman reported receipt of £43.58 VAT refund for 2010/11, and £2.11 interest on the Council's National Savings account.

### **Expenditure**

The Chairman reported the following expenditure

- Clerk's salary January, February and March 2011: £872.43
- SALC Planning Workshop on 9 February: £25
- Hire of Village Hall for 2010/11
- Suffolk ACRE membership for 2011/12: £25

It was noted that no SORR meetings had been held during 2010/11 and

**RESOLVED:**

- not to make a donation to SORR at present.

The current account balance was £916.31

**PAYE**

It was noted that with effect from the next tax year all Parish Councils would be required to operate PAYE for their employees. Parish Clerks could not be considered self employed and taxing through other employment was also no longer possible. It was **RESOLVED** that:

- the Clerk and Miss Williams would ensure appropriate registration of the Council as an employer and operation of PAYE in respect of the Clerk's employment.
- the matter would be discussed with the Council's handyman in respect of his need to be taxed by PAYE by the Council, or become self employed and register with HMRC accordingly.

DW

**10 Matters Arising from Circulated Items****Data Protection Act Registration**

It was noted that the Council was required to register as a data controller as it held personal data in electronic form and it was **RESOLVED** that:

- The annual registration fee of £35 be paid to the Information Commissioners Office
- The current storage of data be reviewed and consideration given to the purchase of a portable hard drive for the computer used by the Council.

**SCDC Tree and Woodland Event: 20 March 2011**

Mrs Cook, Tree and Footpath Warden, hoped to attend this event.

**11 Correspondence****Parish Council Elections**

It was noted that the Clerk had received nomination forms for the Council elections to be held on 5 May. The Clerk had agreed to SCDC's request to deliver returned forms at 2pm on 28 March, although nominees were responsible for the content of the forms and their receipt by SCDC by noon on 4 April

**Open Suffolk Weekend: 22 – 24 July 2011**

It was noted that Great Bealings, Little Bealings and Playford would participate in this weekend celebration of cultural or sporting activity, for which grant funding was available from SCC. A Tri-Village challenge event was planned at Bealings Village Hall Playing Field. It was **RESOLVED**:

- that Mr Beaumont would supply information in order that an application could be made by the Council for grant funding for the event.

KB

It was noted that information had been received concerning:

- Village of the Year Competition
- Closure of Seven Household Waste Recycling Centres by SCC

- Reduction in Recycling Bank Provision by SCDC
- Suffolk Sport Fit Villages and Cycle Suffolk
- BDO Audit Briefing
- Temporary closures of The Street

It was **RESOLVED**:

- that the following correspondence would be circulated to Councillors:
  - Suffolk ACRE Update
  - Clerks and Councils Direct
  - InspireEast REPortage
  -

## **12 Parish Council Meeting Dates**

### **Annual Parish Meeting**

It was noted that the sale of security items by the police was intended to take place after the PCEM on 16 May. It was therefore **RESOLVED**:

- to alter the time of the Annual Parish Meeting to begin at 7.00pm.

### **Next Parish Council Meeting**

It was **RESOLVED**:

- that the next Council meeting would be held on 25 March at 7.30pm.

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