

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.30pm
on Monday 3 September 2012**

Present: Mrs F Rogers, Mr P Carr, Dr C Rowe, Mr D Wilson and Mrs M Wilson

Also present: Mr P Bellfield, Suffolk County Councillor, and Mr T Fryatt, Suffolk Coastal District Councillor, both for part of the meeting and 10 residents for all/part of the meeting

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: Retention of Balcony on Rear Elevation

The resident from the neighbouring property stated that he objected to the balcony, which had been built contrary to the planning permission granted. There had been objection to the previous application for the site because it included a balcony/terrace which overlooked another property, and this had been removed from the application. The approved design also did not include any windows which overlooked the resident's property, but the balcony which had been built did. If the balcony had been built as approved it would not overlook.

The applicants stated that the approved plans included a Juliet balcony with a depth of 10cms from the wall. They had subsequently agreed a change with their builders to provide a balcony of 50cms depth for aesthetic reasons; the balcony looked better away from the door. They had obtained building regulation permission for the change, but not planning permission due to an oversight. They agreed there was room to stand on the balcony and look to the left to the neighbouring property but they maintained that, as the guttering was at eye level, they did not see a great deal if they did. The main view was down their garden, as intended. It was not intended to give a view into the neighbouring property.

10 Holly Close: Erection of First Floor Rear Extension

Residents from a property nearby viewed the plans and said that, while they did not object to the development, they were concerned that access to their property was not obstructed while the development was carried out. It was noted that the neighbouring property had strong objection to the development on the grounds of its poor design and layout, which they considered seriously detracted from the character of the surrounding area, contrary to LDF policy DM21. Their own extension had been required to be of a design and build which matched the existing dwelling. They also doubted that the design was structurally viable.

**Councillor
Actions**

1 Apologies and Declarations of Interest

Apologies were received from Mr B Rufford. There were no declarations of interest but see item 2 below. The Chairman reported that she and Mrs Wilson had attended SALC training on the Code of Conduct and information about the Code, prepared by Mrs Wilson, had been circulated to Councillors (see item 11 below).

It was **RESOLVED** that the order of the Agenda be changed to deal with any points concerning the County Council and Councillor Bellfield, Planning and Closure of the Admiral's Head Public House as the next items.

County Councillor Peter Bellfield reported on schooling and library matters in the county. The County Council had hosted visitors from China and

South Korea who were interested in local wind energy projects. He also advised that, despite wind turbine projects, EDF was still intending to build Sizewell C. He had had a complaint from a local resident about the closure of Martlesham Road for the Tour of Britain Cycle Race. His locality budget had provided funding for both Village Hall roof and car park repairs.

2 Planning

Applications and Enforcement

C12/1634: The Orchard, Holly Lane: Retention of Balcony on Rear Elevation

It was noted that the balcony had not been built as approved; approval would set a precedent. One solution may be to block in the side of the balcony to remove any view into the neighbouring property. After discussion it was **RESOLVED**:

- That there was objection to the application on the grounds the development breaches LDF Policy DM23. The balcony has an adverse impact on the neighbouring property with regard to privacy and overlooking.

C12/1806: 10 Holly Close: Erection of First Floor Rear Extension

It was noted that the design was 'futuristic' and out of keeping with the existing and neighbouring properties and the rural setting. It would be seen from the neighbouring property and from the public footpath. After discussion it was **RESOLVED**:

- That there was objection to the application, on the grounds the development would breach LDF Policy DM21. The extension is out of character with the existing and adjoining properties and has an adverse visual impact on the surroundings. It is inappropriate in a rural setting and would be seen from the public footpath next to and behind the property.

East Anglian One Offshore Wind Farm Cabling

Mrs Wilson declared an interest in this item, although she was still awaiting guidance from SALC on the appropriateness of so doing.

It was noted that the Council had received a further consultation on the route of the cable, a plan showing amendments to allow for Horizontal Direct Drilling (HDD) at Lodge Road, rather than Open Cut Construction (OCC) and for two access routes to the cable corridor in Gt Bealings. The proposed location of a construction site in Playford was also noted.

District Councillor Tony Fryatt advised on his attendance at a presentation by the applicants to Gt Bealings Parish Council representatives last week. The applicants had advised that the disruption caused by HDD was significantly more than OCC. It would be necessary to use large lorries and equipment and road widening would be required. The traffic impact would be significant. The traffic would need to come via Grundisburgh and would use local roads. It would not be possible to access along the cable corridor as the applicants had previously advised. It may be that OCC would be a quicker, less disruptive option with the road closed for only two weeks – although the impact of the construction site would still be considerable.

Gt Bealings Parish Council had invited the Council to attend a further presentation by the applicants to residents on the merits of HDD and OCC on 11 September, preceding its Parish Council meeting.

It was **RESOLVED** to adjourn the meeting at 8.05pm to enable residents to speak about the EAOW cabling application.

A resident expressed his disappointment that the Council had not arranged a presentation by the applicants for residents in the same way that Gt Bealings Parish Council had earlier in the year. It had been very useful to hear of the proposed works. In response Councillors advised that they remained firmly opposed to the cabling route through the parish and it was therefore inappropriate to be negotiating with the applicants over works or compensation. Discussions with the applicants had focussed on the provision of an alternative route which passed through countryside to the north of Gt and Lt Bealings and did not affect any community. Residents were advised of the report specifically prepared by the applicants for the Council which compared the applicant's preferred route with two other options. The Council considered that the applicant's determination to continue with the proposed route was wholly financial. The Council intended to continue its objection to any route through the parish with the Secretary of State once the application was formally submitted in November.

The meeting commenced again at 8.15pm.

After discussion it was **RESOLVED**:

- To advise the applicant that the Council notes the revisions to Sheet 6 of the application, remains firmly of the view that the EAOW cable corridor route should be to the north of the parish and therefore continues its strong objection to the application.
- Peter Carr would represent the Council at Gt Bealings meeting on 11 September. **PC**

C/12/0006: Finches Hill, The Street – Application for a Lawful Development Certificate for a swimming pool enclosure

It was noted that the applicants had appealed against SCDC's refusal to grant a Lawful Development Certificate and a hearing would be held on 24 October. The hearing would be open to the public if any resident wished to attend but there would be no discussion of the merits of the development, only consideration of SCDC's decision.

Neighbourhood Planning

It was **RESOLVED**:

- To approve wording for the Benefice Magazine which gave further publicity to the option of producing a Neighbourhood Plan and asked if residents wished to join a Working Group.

3 Closure of the Admiral's Head Public House

It was **RESOLVED** to adjourn the meeting at 8.20pm to enable residents to speak about the closure.

Residents expressed concern at the closure, the state of the car park and the fencing and the neglected boundary planting. It was now difficult to see traffic at the junction of Sandy Lane with The Street. District Councillor Tony Fryatt advised that there was 'Untidy Site' legislation which would enable SCDC to take action if the matter was referred to them. There was a view that the

drains issue was not the main reason for the closure. It was explained that the Council could not insist that the pub was kept open, but planning restrictions did control use of the car park and public house rooms. Residents were advised of the information received from the planners, SCC concerning connection to the School's private drains and correspondence from the owners. There was a suggestion that a brewery company should be asked to take over the pub and a resident suggested that he approach the publican to discuss whether a re-opening was possible. It was noted that brown tourist signs still directed visitors to the pub.

The meeting commenced again at 8.40pm.

It was **RESOLVED**:

- To write to the owners of the Admiral's Head public house and request that the car park be tidied up, including for road safety reasons, and advise that the Council would bring the matter to SCDC's attention for action as an 'Untidy Site' if necessary.

4 Minutes of the Meetings Held on 2 July and 31 July 2012

The minutes of the meeting held on 2 July were amended and then signed as a true record. The minutes of the meeting held on 31 July were signed as a true record.

5 Matters Arising from the Minutes

There were no matters arising from the minutes.

6 Police

A report had been received from PCSO Jeanette Pither which advised that there had been one crime recorded in the parish during July and August, theft of a bicycle from a secure garage.

A speed check carried out in The Street had recorded 12 speeding vehicles and one fixed penalty notice had been issued.

There were reminders about lighting empty houses during darker evenings, thefts from oil tanks and securing buildings.

It was **RESOLVED**:

- To ask for details of the timing and extent of the speed check carried out in The Street
- That, as the matters raised were usually not relevant to the parish, a new Councillor representative to the 12PT group meetings would not be appointed at present.

7 Highways

Footpaths

It was noted that a tractor had damaged a bollard on the verge path to the playing field and the bollard had been temporarily repaired. This and the need to repair the gate on the playing field path had been reported to SCC.

The P3 cutting had been completed for the year by Mr Ball. A third cut of some paths had been necessary and the playing field verge path had also been cut by a resident.

It was noted that Holly Lane and a part of The Street had been resurfaced and the white lines repainted. There was concern that there would be wear and tear in The Street at the junction of the old and new surfacing.

8 **Queen's Diamond Jubilee: Tree Planting at Sinks Pit**

It was noted that, subject to undertaking the risk assessments provided by Suffolk ACRE insurance services and as the public were not to be invited to the site, the Council had sufficient public liability insurance to enter into the Licence on the terms proposed by SCC. The Council had also been advised that its application to the Woodland Trust for 420 trees had been successful, and that acceptance of the trees needed to be confirmed by 17 September, confirming a delivery address.

After discussion concerning the limited benefit of proceeding with the Licence as proposed by SCC, it was **RESOLVED**:

- To ask the Woodland Trust if acceptance of the trees could be postponed
- To advise SCC that the Licence was unacceptable to the Council as the planting it proposed did not provide sufficient environmental benefit and, in view of SCDC's opinion that planting could take place over a larger area, to request agreement to planting over the majority of the former landfill area
- That the Chairman and Dr Rowe would pursue the extension of the planting area with County Councillor Peter Bellfield and other County Councillors, if appropriate.

**FE
CR**

9 **Parish Councillor Vacancy**

After discussion it was **RESOLVED**:

- To co-opt Toni Cornish to fill the vacancy on the Parish Council.

10 **Finance**

Accounts for 2011/12

It was noted that the external auditor had approved the accounts and not raised any matters of concern. It was **RESOLVED**:

- To approve the accounts for 2011/12 and advertise the completion of the audit.

It was noted that BDO LLP had been appointed the Council's external auditors for the next five years

Income and Expenditure

The Chairman reported the following income and expenditure:

Income:

Nil, although the second half of the precept, £3,000, would be paid on 30 September.

Expenditure:

Cheques were signed as follows:

- Clerk's salary for July – September 2012 (net of PAYE) and

- expenses: £744.69 and £0
- Mr G Ball for P3 cutting: £148.70 plus expenses of £23.30
- PAYE: second quarterly payment: £215.60
- Suffolk ACRE insurance premium: £189.19
- SALC for Councillor Training: £25 plus £5 VAT

Bank balance after the above expenditure would be -£50.03, but neither the Clerk's salary nor the PAYE payment was due until after the second half of the precept had been received.

An invoice had been raised to SCC for the cost of the P3 cutting.

11 Matters Arising from Circulated Items

Suffolk Code of Conduct for Members

The notes circulated by Mrs Wilson on the new Code of Conduct were welcomed by Councillors. It was noted that the Council had powers under the Localism Act 2012 to grant a dispensation for a Councillor to take part in a meeting in circumstances where a pecuniary interest had been declared. However it was considered that it was unlikely that a dispensation would be granted by the Council unless that Council was otherwise inquorate. A partial dispensation may be appropriate if the Councillor concerned had useful information to give to the Council at the meeting. It was **RESOLVED**:

- That, any application for a dispensation in respect of a matter in which a Councillor has a pecuniary interest, as defined by the Localism Act 2012, should be made to the Clerk before the commencement of the relevant Council meeting
- That power to determine such applications would be delegated to the Clerk, who must consult with the Chairman or, in the Chairman's absence, the Vice Chairman, before making a decision.

12 Correspondence

Community Wind Turbine

It was noted that Gt Bealings Parish Council had circulated information about an exhibition and public meeting for a proposed community wind turbine 'for Great Bealings, Little Bealings, Playford'. The inclusion of Lt Bealings was said to be to give residents the opportunity to purchase shares in the scheme if they wished, with a view to receiving cheaper electricity.

It was **RESOLVED**:

- To advise Gt Bealings Parish Council that the Council:
 1. remains firmly opposed to wind turbines in principle and considers the leaflet to be ambiguous in suggesting the Council's support for the scheme
 2. requests that Gt Bealings Parish Council makes a statement at the beginning of the public meeting to make it clear that the scheme is not supported by Lt Bealings Parish Council.
- To send an email to residents via the email newsgroup to the same

effect.

Webmaster Training

It was **RESOLVED**:

- that the Council's webmaster and Mrs Wilson would attend webmaster training arranged by SALC at a cost of £20 plus VAT per session

It was also **RESOLVED**:

- that the following correspondence would be circulated to Councillors:
- Suffolk View from Suffolk Preservation Society

The next scheduled meeting of the Council will be on Monday 5 November 2012.

There being no further business to discuss the meeting closed at 9.50pm.