

BRIGHTWELL, FOXHALL & PURDIS FARM GROUP PARISH COUNCIL

Minutes

Of the Parish Council Meeting held at Trinity Park on Wednesday, 14th March 2012

Present

Cllr E Warham – Chairman
Cllr B Newell
Cllr A Wells
Cllr J Booth
Cllr L Smith
Cllr M Briggs
Cllr G Watts
Cllr A Day
Cllr E Lawrence
Cllr J Batham
Cllr B Davies
Cllr V Falconer Suffolk Coastal District Council
Mrs A J Buggs – Clerk

34.12 Apologies for absence

Apologies for absence were received from Cllr P O'Brien - Suffolk County Council / Suffolk Coastal District Council, Pc Paul Smith and PCSO Andi Hillman

35.12 Declaration of interest

A declaration of interest was declared by Cllr Smith for Item 16 Planning on the agenda.

36.12 Minutes

The minutes of the Parish Council Meeting of the 8th February 2012 were approved as being a true record and signed by the Chairman.

37.12 Matters arising from the minutes

There were no matters arising from the minutes.

38.14 The meeting was adjourned to receive reports from:

- Suffolk Police – PC Paul Smith – written report
- Cllr P O'Brien – Suffolk Coastal District Council / Suffolk County Council – written report
- Cllr V Falconer – Suffolk Coastal District Council – written report

Suffolk Coastal District Council Website

Cllr Day said that on the Suffolk Coastal District Council website there is a 'tag line' which states "where quality of life counts". Cllr Day asked whether Cllr Falconer could find out what this statement means to residents and what relevance it has to peoples' lives locally.

Innocence Lane

Cllr Falconer highlighted this item in her report which stated she had attended numerous briefings and site visits re monitoring of noise at Bretts Mineral Extraction Plant and a very pertinent meeting in Kirton where a representative from Felixstowe Port and Bidwells gave an overview to do with the prospect that 200 acres beside Innocence Lane may become container storage – 5 metre high stacks and warehousing 7 metres high. The Clerk reported that Bucklesham had received an email inviting a representative from the council to join a Felixstowe Peninsular Greenfield Task Force to monitor developments. It was agreed that the Clerk should forward a copy of the email to Cllr Falconer.

The meeting was re-convened.

39.12 Clerk's Report

The Clerk's report had previously been circulated and it was agreed that some of the items should be discussed as per the agenda.

C11/1570 Foxburrow Farm, Waldringfield Road, Brightwell – Erection of two Wind Technik Nord 250kW Appeal

A copy of the Parish Council's comments has today been posted on the Planning Inspectorate website.

Planning Application No: C11/1570/ Foxburrow Farm, Waldringfield, Brightfield Inspectorate Reference No: APP/13530/A/12/2168301/NWF

The Group Parish Council of Brightwell, Foxhall & Purdis Farm consider that there are no grounds for appeal against the decision to refuse planning permission and additionally to their original objections, add the following with reference to the points in the Grounds of Appeal.

1. Suffolk Coastal District Council objected not only on considerations of the visual impact on the quality of the surrounding landscape but also on policies relating to farm diversification.
2. The visual impact of this type of structure of this size cannot be minimised. It is above the green canopy and is incongruous in an historic, scientifically and economically sensitive rural landscape. Here, even one of this type of structure is intrusive.
3. Restoring the landscape at the end of some 25 years is not addressing the principle issues.
4. The turbines may be sited on less sensitive or lower value landscape but they are still adjacent and close to areas of high value landscape and to sites of current and proposed occupation. Also, this modern structure would not be a favourable feature or focal point in this traditional landscape. Brightwell village is the subject of a Constable painting and has changed little since then.

5. This scheme does not safeguard the residential amenity and cannot safeguard the broader historical and sensitive landscape therefore it is not a legitimate exception to the normal restraint on development. It does not satisfy Farm Diversification DM 14 a, b, c.
6. The turbines are not of modest proportions in this setting and they may be of a pleasing form and design for their function but are not appropriate in this area. A critical consideration should be that they are placed appropriately in the environment.
7. Renewable energy developments may be encouraged for scientific, environmental and economic reasons, but they should not outweigh all other planning considerations.

Ref: C12/0210 Purdis Poppy Farm, Purdis Farm Change of use of disused agricultural building to B8 use

Please see Item 48.12 Planning for details.

Ref: C12/0256 Land South of Hillingdon House, Purdis Avenue, Purdis Farm Erection of 4 detached houses with garages

Please see Item 48.12 Planning for details.

Parish Council Website

The Parish Council new website is now well underway and the majority of the site will be completed and available by the end of March 2012. Cllr Wells has kindly offered to proof read and comment on the content. The website will record visitors using the site and what pages they are accessing which means we can add requests for new information or delete pages which are not being used. Included on the site will be a request for local clubs or organisations to advertise on a page.

Revised Bus Services Operating in Our Area

I have received details of revised bus services operating in our area. These services will change in late March and throughout April 2012. Downloadable PDF timetables for these services can be found on the following website by clicking on the appropriate month:

http://www.suffolkonboard.com/news/bus_service_news/passenger_transport_service_changes

or by contacting Suffolk Passenger Transport on 0845 606 6171.

Procedures and Standing Orders

I have sent out to all councillors a copy of the following procedures and standing orders.

Freedom of Information Act – All councils must have a procedure in place for dealing with requests for information.

Standing Orders

Complaints Procedure

Financial Regulations

Grant Policy

Risk Assessment

Internal Audit Procedures

The Clerk reported that the documents need to be reviewed and ratified by the Parish Council annually.

This item will be discussed under the agenda item.

40.12 Localism Act 2011 / Neighbourhood Plans

Gillian Benjamin Suffolk Acre gave a very informative presentation to the Parish Council and it was agreed that the Clerk would write to Hilary Hanslip Suffolk Coastal District Council asking her to give a presentation to the next Parish Council Meeting. Gillian's presentation had focused on the following areas:

- a. What is a Neighbourhood Plan?
- b. Why does it matter and what does it mean to the Group Parish Council?
- c. What is the difference between Neighbourhood Plans and other forms of community led plan such as the Parish Plans?

As a result of a proposal by Cllr Smith it was agreed that councillors should send the Clerk any questions to which they would like answers.

41.12 Future Plans for the Parish

Cllr Newell said that she had asked for this item to be placed on the agenda because, as a result of the data collected for the Parish Plan, comments had been made by parishioners that they would like to be able to move out of large properties into smaller housing but that there is no sheltered or two bedroom type accommodation in the area. Cllr Newell felt that a suitable site would be on the Felixstowe Road next to Mansfield Park because of its location close to a bus route and the public house.

Cllr Newell said that the piece of land at the corner of Straight Road adjacent to the Hollies Site might also be a suitable site. She felt that the Hollies could be turned into a village or community centre if the showground would be willing to sell off part of the field. Cllr Booth said that the land is owned by somebody who lives in Foxhall Road and he would investigate and gather more information. Cllr Valconer suggested that the Clerk contact Mr Busby Trinity Park to see if they would be willing to sell off part of the field.

42.12 Procedures and Standing Orders

The Clerk reported that the following procedures and standing orders had been circulated to all councillors:

Freedom of Information Act – Procedure for dealing with FIA requests.

Standing Orders

Complaints Procedure

Financial Regulations

Grant Policy

Risk Assessment

Internal Audit Procedures

Asset Register

It was agreed that the documents should include the Version Number and Re-issue Date. Cllr Day proposed, seconded Cllr Warham that the documents be accepted – all in favour.

43.12 Queen’s Jubilee Celebrations – Trees

Cllr Warham suggested planting a tree in each of the three parishes; Brightwell, Foxhall and Purdis Farm to commemorate the Queen’s Jubilee.

It was agreed that the Clerk should contact Anne Westover Landscape Officer Suffolk Coastal District Council asking her to give a presentation at the Annual Parish Meeting on suitable trees for planting in the parishes.

44.12 Visibility Woodhouse Lane / Bucklesham Road

The Clerk reported that she had received information from Cllr Smith stating that there had been two slight accidents on the corner of Woodhouse Lane and Bucklesham Road some time ago.

Cllr Lawrence reported that he had tested the corner for splay and if the hedge on the corner was cut back visibility would be improved. He said he had spoken to the owner of the property who had indicated his willingness to cut the hedge.

Cllr Booth reported that on the 14th February 2012 an article had appeared in The Times stating that Norman Baker the Transport Minister was in favour of local councils installing Trixi mirrors to aid visibility and that he would be give local councils the power to install them rather than asking councils to go to the Government for approval.

It was agreed that if cutting the hedge back did not improve visibility the council would consider installing a Trixi mirror.

45.12 Finance

Income

None

Expenditure

Clerk’s Salary and Expenses February 2012	
SALC One Suffolk Website Course Mrs Angie Buggs	£24.00
St Augustine’s Church Hall – Hire of Hall for Planning Meeting 2 nd March 2012	£17.40
Suffolk Acre Annual Subscription	£25.00

Cllr Warham proposed, seconded Cllr Wells that the above expenditure be agreed – all in favour.

46.12 Correspondence

All correspondence was dealt with under Clerk’s Report.

47.12 Meetings attended by councillors/clerk

a. Waldringfield Quarry Noise Monitoring

Cllr Newell reported that she had attended the recent noise monitoring demonstration and that this had been very informative. Cllr Newell also reported that she was surprised about the amount of noise from the road due to the number of heavy lorries going to the pit and the Waldringfield Industrial Unit. A copy of all of the monitoring reports can be found on the Suffolk County Council's Planning web page on the following link: <http://atrium.suffolk.gov.uk/ePlanning/loadFullDetails.do?apllid=12244>.

48.12 Planning

It was agreed that a list of Planning Applications should be placed on the relevant Parish Council Notice Boards and the Website.

The Parish Council discussed the following applications:

PC1021

SCDC C12/0256 Land South of Hillingdon House, Purdis Avenue, Purdis Farm – Erection of 4 detached houses with garages.

As a result of the Planning Meeting held on Friday, 2nd March at St Augustine's Church Hall Bucklesham Road the following letter was sent to Suffolk Coastal District Council Planning Department.

The Group Parish Council opposes this application for the following reasons:

The Group Parish Council opposes this application for the following reasons:

1. Purdis Avenue is a private road which exits on to the Bucklesham Road. The proposed development would, we believe, increase the existing traffic flow by up to fifty per cent along a private road which is a potholed single track. The private access to the properties from the junction of Purdis Farm Lane and Purdis Avenue is very narrow and is inadequate for the passing of so many vehicles.
2. The Parish Council also believe that the egress on to Bucklesham Road is very dangerous and is concerned about the safety of the increased number of vehicles accessing Bucklesham Road at this junction.
3. The Planning Application would necessitate the felling of eight mature protected trees. Although the application states that the trees would be replaced we do not believe this would be acceptable owing to the maturity of the existing trees.
4. The Parish Council believe that the addition of four large houses in close proximity to the heath would be detrimental to the SSSI environment. The increase in the number of people possibly regularly accessing the heath and the increase in the number of vehicles along a road right next to the site would unacceptably increase the pressure on the heath. With the proposed development in this area the Parish Council is most concerned about the sustainability and survival of this part of the Sandlings Walk.

5. Although the developers have commissioned an Ecology Assessment of Land and Buildings Proposed for Development at Hillingdon House, we believe that the recommendations in 4.3 to mitigate the effect on the environment in the form of conditions in the deeds of the properties would be unenforceable. For example 4.3.12 states:

“It is also recommended that due to the potential significant additional predation pressures on local wildlife likely to be caused by any increases in domestic cat populations, that this is a cat free development. New house buyers would be informed that cats would not be allowed...It may also be possible to apply a Restrictive Covenant to the property deeds to prohibit owners from keeping a cat.”

PC1022

SCDC C12/0210 Purdis Poppy Farm, Purdis Farm Lane, Purdis Farm – Change of use of disused agricultural building to B8 use.

As a result of the Planning Meeting held on Friday, 2nd March at St Augustine’s Church Hall Bucklesham Road the following letter was sent to Suffolk Coastal District Council Planning Department.

The Group Parish Council opposes this application for the following reasons:

6. The plans are not sufficiently informative. The map is out of date. More detail of what is intended for alterations to the buildings is needed. It is not possible to relate the design statement to the area shaded green eg which building is the barn.
7. There is an access dispute between the owners of Purdis Poppy Farm and the owners of the neighbouring properties.
8. The Parish Council believe that the owners of Purdis Poppy Farm have no right of access for any purpose along Purdis Farm Lane to the junction with Woodhouse Lane as shown in red on the plan.
9. The Parish Council believe that the right of access to the property to be that part of Purdis Farm Lane which crosses the heath westwards and then along Purdis Avenue, which is not shown on the plan, to Bucklesham Road. Purdis Avenue is a private road serving the properties along the western side of the avenue; the eastern side is bounded by Open Access Woodland. Purdis Avenue is not drained, currently is not in a good condition, and quite unsuitable for regular use by 7.5 tonne vehicles. It is also used by some of the properties along the extension of Purdis Farm Lane beyond its connection with Purdis Avenue.
10. The heath is an SSSI and the movement of vehicles of this size for this purpose and frequency would be unacceptable. Increasing the pressure on this very sensitive environment would be detrimental, particularly as the whole of Purdis Farm Lane, from the Woodhouse Lane corner, to its connection with Purdis Avenue is a designated public footpath. Furthermore, it is the beginning of the Sandlings Path system of walks through the Suffolk heathlands forming part of the 60 mile walk from Ipswich to Southwold.

The Parish Council believes that the application is contrary to the LDF Core Strategy and Development Policies December 2011 as follows:

DM11 Warehousing and Storage – This application is not suitable to the primary route network.

DM14 Farm Diversification – The use proposed should have regard to the immediate road network and accessibility to the primary road network and should not lead to traffic movements that would prejudice highway safety, the free flow of traffic or materially harm the living conditions of local residents.

DM15 Agricultural Buildings and Structures – The local road network system is inadequate and the site is not well related to a primary road network.

49.12 Members questions to the Chairman

- a. Cllr Newell asked about the legal position regarding the positioning of the seat in Brightwell. The Clerk reported that she was still awaiting a reply from SALC.
- b. Old Brightwell Notice Board – It was agreed that the Clerk should write a letter to the Church asking whether they would like to take over the old Brightwell Notice Board.

50.12 Date of next meeting

The next meeting will be held at 7.30 pm on Wednesday, 11th April 2012.

The Chairman closed the meeting at 9.07 pm.

Signed Date.....

Angie Buggs
Clerk to Brightwell, Foxhall & Purdis Farm Group Parish Council