

BRIGHTWELL, FOXHALL & PURDIS FARM GROUP PARISH COUNCIL

Minutes

Of the Parish Council Meeting held at Trinity Park on Wednesday, 11th July 2012

Present

Cllr E Warham – Chairman
Cllr A Wells
Cllr A Day
Cllr E Lawrence
Cllr L Smith
Cllr B Newell
Cllr J Booth
Cllr G Watts
Cllr M Briggs
Cllr B Davies
Mrs A J Buggs – Clerk
2 members of the public

109.12 Apologies for absence

Apologies for absence were received Cllr P O'Brien, Cllr V Falconer, PC Paul Smith and PCSO Andi Hillman.

110.12 Declaration of interest

Cllr Smith declared an interest in agenda planning items 7a, 7b and 7e.

111.12 Minutes

The minutes of the Parish Council Meeting of the 13th June 2012 were approved as being a true record and signed by the Chairman with the following amendments:

Page 5 – Item 101.12 Purchase of Additional Grit Bins

Second paragraph to read "Cllr Newell...Waddling Duck Hall Road and Spring Bank Farm Monument Farm Lane Foxhall."

Page 7 – Item 107.12 e

Cllr Newell reported...in the country by the Church Urban Fund.

112.12 Matters arising from the minutes

There were no matters arising from the minutes.

113.12 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

The meeting was re-convened.

114.12 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.

Code of Conduct

We have now received further communication from SALC as follows which we need to consider adopting at July 2012 Parish Council Meeting.

The communication reads as follows:

“Your council is obliged in law to adopt a Code which will apply from 1 July 2012. You will appreciate that this is required by national legislation and the implementing regulations have only recently been laid. These include the Suffolk Code which you can choose to adopt. The feedback from SALC area meetings is that councils are minded to adopt this Suffolk Code. The supporting documents and Suffolk code were prepared through a partnership of SALC and the County, District and Borough Monitoring Officers and have been provided at the earliest opportunity.

Please bear in mind that you can adopt a different Code which fulfils the required criteria. However, there is a risk of inconsistency across the County if you do so. The Monitoring Officers and SALC will be in a better position to advise you on the Suffolk Code than on any other Code that you choose to adopt. In addition, it is important to note that in relation to the Suffolk Code there is an agreement on a process which maximises the potential for consistent advice and determination of complaints.

The documents attached, as promised, are the Suffolk Code including the definition of pecuniary and non-pecuniary interests and the register of interests, guidance notes and a flowchart on declarations on interest.

The Suffolk Code states that a councillor with a pecuniary interest must leave the room and not take part in the council's debate and vote on the relevant matter.

The register of interests must be filled in by each councillor. They must include their own pecuniary and non-pecuniary interests and must also include the pecuniary interests of their spouse/partner with whom they live. The register of interests will need to be filled in within 28 days of the relevant day (July 1 2012) and returned to the clerk and a copy provided to the monitoring Officer. The definition of each interest is explained within Part 2 of the Suffolk Code.”

Surface Dressing Programme

We have received an email from Surface Treatments Team at Suffolk County Council as follows:

“As you will be aware our surface dressing programme is underway and shall continue through to the end of August. Through improvements and developments in the use of our new programming tool, we can now provide a surface dressing programme of works on our website.

Please go to the following link for general information regarding surface dressing, at the end of this paragraph there is a link to the programme.

<http://www.suffolk.gov.uk/encironment-and-transport/roads-pavements-bridges-and-cycleways/roadworks/surface-dressing>

Alternatively you can click on the link below to go to the programme by selecting the appropriate district.

<http://www.suffolk.gov.uk/environment-and-transport/roads-pavements-briddges-and-cycleways/roadworks/surface-dressing-programme>

Unfortunately the wet weather has delayed the programme so far. We will endeavour to keep this programme up to date on a weekly basis, the immediate two weeks should be fairly accurate. However, please be aware these dates may change at short notice and are subject to dry and warm weather conditions.

115.12 Planning

The Planning Committee considered the following applications:

PC1033 C12/0898 Valley Works Foxhall – Change of use of Workshop Building use class B2 to a B8 use class, storage and distribution of fruit and vegetables and associated food items.

PC Comments:

The Group Parish Council for Brightwell, Foxhall & Purdis Farm would like to make the following comments:

1. The area known generally as Valley Works is in two parts under separate ownership. Kocurek Excavators Ltd purchased part in 2007 and was granted planning consent No C07/0497 for the Erection and Replacement Workshop Building (existing building to be demolished). This is the structure now under Planning Application C12/0898 being considered.

In their accompanying letter Peacock and Short write “We...find it rather difficult to understand precisely what it is the Council has granted planning permission for.” The Group Parish Council concurs with this comment. Conditions 6, 7 and 8 quoted in their letter and cleverly argued around, are considered by the GPC to be those applied to R E Denison Ltd whilst operating their haulage business from the site and not at all relevant to the “Repair and Maintenance of Earth Moving Equipment” undertaken by Kocurek Excavators Ltd on their separate part of the area within a fenced off perimeter.

There are two other established businesses in this part of the complex rented from Kocurek Ltd

- (i) JD Lifting
- (ii) SDF Transport Solutions

2. The greater part of Valley Works is owned by Mr G Nicholls of Brightwell Hall (Peacock and Short seem unaware of this).

- (i) Autoplant and ABS have workshop and office accommodation and some parking.

Renting other parking lots are:

- (i) WMG (Waste Management Group) who carry empty Green Bins on flat bed lorries, sometimes with trailers, to and fro creating considerable clatter, using Valley Works as a sort of transit site. There appears to be little, if any time pattern or control on this exercise.
- (ii) Hammond Breakdown and Recovery advertise on a web site "nothing too big or too small...available 24 : 365 (see photograph). TL Breakdown and Recovery have also been seen at the site and on local roads.
- (iii) Various other vehicles visit throughout the day. Locally there is comment on a marked increase in Valley Works traffic over the last 12-18 months, including outside normal working hours and as late as 11.45 pm on a Sunday night.

3. Outside the gated perimeter fence are:

- (i) A track for off-road motor bikes, and associated workshops and sharing part of these.
- (ii) Kojak Tyres, apparently dealing in tyre recycling/retreads for HGVs, etc.

4. The Access Track is in very poor condition. Autoplant and Kocurek say they would like to see it improved for the better care of their own vehicles and are willing to contribute, but "nobody else seems bothered".

The land around Valley Works is farmed by Keer Farms Ltd who also is concerned about the track, which is being widened by the vehicles using it, thus eroding the field edges. The low banks delineating the track have long since disappeared. Ownership of the track is thought to be the successors to the Ravensheer Estate (Bucklesham Hall).

After comprehensive discussion the Group Parish Council resolved to defer to view on this application until:

- A thorough investigation and review has been undertaken to clarify all existing consents and conditions applied to the various enterprises comprising the whole Valley Works complex, with a view to possible confirmation and/or variation.
- A traffic count by numbers and type has been made of present usage.
- The applicant (Foskers Ltd) in the event of the relocation of their business from Bermuda Road, Ransomes Europark provide information on what would be the numbers and frequency of the different types of their vehicles in and out of the site; and also those of their staff over a 24 hour period.
- Steps be taken with the owner(s) of the access track for a proper surfacing and maintenance appropriate to volume and types of vehicle using it. This on environmental grounds of Health and Safety ie noise and air pollution (dust and fumes) and the wear and tear on vehicles using the track.

The Group Parish Council for Brightwell, Foxhall & Purdis Farm requests that the Suffolk Coastal District Council also defer a decision on this application and to take action as resolved by the Group Parish Council.

The Clerk reported that the planning application would be considered by SCDC's South Sub-Committee at its meeting on 19th July 2012. It was agreed that Cllr Wells should attend to represent the Parish Council.

Cllr Wells reported that the following recommendation had been made:

“RECOMMENDATION: AUTHORITY TO DETERMINE with APPROVAL being recommended if on the receipt of additional information the Council is satisfied the proposal will not result in unacceptable traffic movements that will be detrimental to the interests of road safety and/or be harmful to the living conditions of local residents, otherwise REFUSAL is recommended on the grounds of failing to meet the provisions of policies AP73, AP54, DM11 and DM13 and detrimental to residential and rural amenity. If approval is recommended the following conditions would be imposed:

- Time limit to commence development
- Restriction to the specific use applied for
- Restrictions on the hours for deliveries and collections
- Any conditions recommended by the Highway Authority”

PC1036 C12/1196 76 Bucklesham Road Purdis Farm – Proposed alterations and single and two-storey extensions. PC Comments: No objection.

PC1038 C12/1248 Sheep Drift Cottage Brightwell – Change of use of existing piggery buildings to B1 business units (including alterations to existing buildings). PC Comments: No objection.

PC1040 C12/1383 Brecklands Foxhall – Erection of two-storey extensions and alterations. PC Comments: No objection.

PC1041 C12/1283 136B Bucklesham Road Purdis Farm – Variation of Condition 2 of planning permission C10.2713. PC Comments: The Parish Council have no objection to the application; however the plans seem to be in-complete concerning the windows.

PC1037 C12/1279 Trinity Park Purdis Farm – Installation of a 18m lattice tower surmounted by 3 antennas and 2 microwave dishes, an equipment cabinet and development ancillary thereto within a fenced compound. This application has now been withdrawn by the applicant.

PC1039 C12/1381 Land and Existing Residential Properties at Purdis Farm Lane and Bucklesham Road Purdis Farm – Demolition of 4 dwellings (Cranleigh, Timbertops, The Chase and Purdis House) and the erection of 25 dwellings with associated access roads, car parking, amenity open space and landscaping. PC Comments:

The Parish Council object to the present proposal because of the following issues:

1. Sewerage

Although Anglian Water has stated that the existing sewerage system still has capacity for extra houses, the Parish Council are concerned that sewage is still a problem in the Bucklesham Road area. The sewage appears in the gardens of 117 and 119 Bucklesham Road as well as being 'smellable' from neighbouring gardens. There has been overflow problems between Easter and to date this year. The concern is whether or not the effluent from another connection will flow through the pumping station which is situated by the Ipswich Golf Club entrance. If this is the case the Parish Council are strongly opposed to the connection at this point. The Parish Council would like

assurances from Anglian Water that this increase in load on the sewerage system will not exacerbate the existing back-flow problems to some properties.

2. Insufficient parking

The Parish Council is concerned that there are insufficient parking spaces for the proposed development of 4 and 5 bedroom houses. Although the houses have garages, each property only has two parking spaces which raise concerns about the provision of parking for houses of this size.

3. Schools

The Parish Council are concerned over the lack of places in existing schools in the local area and what provision Suffolk County Council would make to address this shortfall in both primary and secondary schools.

Cllr Warham asked whether councillors would be in favour of her approaching the Chairman of Anglian Water again with regard to the sewerage problems being experienced – agreed.

Trinity Park proposed development

Awaiting submission of the Planning Application.

SCDC's South Sub-Committee

PC1033 C12/0898 Valley Works Foxhall – Change of use of Workshop Building use class B2 to a B8 use class, storage and distribution of fruit and vegetables and associated food items.

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116.12 Future Plans for the Parish

Cllr Newell said that she had been considering options for future plans for the parishes. In the past, concerns have been expressed about the lack of communication with inhabitants as there is no village centre. Cllr Day reported that the Parish Plan statistics indicated a high number of internet users and that information is made available on the parish website. Cllr Newell felt that the Parish Council should be more proactive in communicating with inhabitants and should be considering small initiatives such as a regular parish newsletter, coffee sessions every few months to invite inhabitants to "come and meet your Parish Councillors".

Cllr Newell suggested that the Parish Council could:

- Keep a register of people with skills in the parish who could be called upon to help with local tasks.
- Organise working groups to plant hedges and trees etc which would also encourage people to take part in community issues.
- Organise a group to walk every footpath in the parishes once a year.
- Arrange for a flock of sheep to be grazed on the heath twice a year to help with the maintenance of the heath.

117.12 Code of Conduct

The Parish Council discussed the proposed new Code of Conduct which had previously been circulated. The Clerk reported that she had submitted details of councillors to Suffolk Coastal District Council and they would be contacted in the near future to submit details of pecuniary interests. Councillor agreed to adopt the Suffolk Code of Conduct.

118.12 Visibility Woodhouse Lane / Bucklesham Road

CLlr Davies reported that the landowner has now cut back the hedge which had been causing visibility problems on the corner which appeared to have solved the problem. It was agreed the Parish Council should monitor the situation.

119.12 Finance

Income

None

Expenditure

Clerk's Salary and Expenses June 2012

HMRC April-June 2012

SALC Training Courses

£117.60

CLlr Wells proposed, seconded CLlr Warham that the above expenditure be approved – agreed.

120.12 Correspondence

- a. The Clerk reported that an email had been received from Mr Leetham of Bucklesham Road concerning the frequency of planning permission proposals in Purdis Farm and the problems experienced by residents keeping abreast of new applications and to respond timely. Mr Leetham is asking the Parish Council to support his request for SCDC to scan and post more details on line. The Clerk had written to CLlr Falconer who had replied with a copy to Mr Leetham as follows:

“It is my understanding that all the on-line planning applications will be available in about 6 months’ time when the IT is upgraded. Occasionally large development plans can be put on line but it is a rare event. The Planning Department/Building Control has and is going through a radical change. Meanwhile I can only confirm that the present method of going either to Melton or asking the Parish Clerk for a chance to view the plans is at present the only method of seeing them.

However, all residents in Suffolk Coastal do have a chance to view on the Suffolk Coastal website every Friday the incoming applications for that week and to see also all those applications that they have been determined either in-house or at Development Control Meetings. One can see 10 days before a Development Control Committee Meeting which applications will be coming to the Committee to determination.

I can only add that there is no out-sourcing, all applications are assigned to a Case Officer and these Case Officers may well be based in either Melton or Lowestoft. I agree that with so many new officers working in our area there is a feeling that they do not understand and appear not to

know the historical aspect to a lot of planning applications but hopefully they will learn very quickly.

SCDC and Waveney work as one – modern communication systems have made this possible. However, the whole area of SCDC and Waveney is split into three areas headed by an Area Team Leader – in our case the South Area Liz Beighton with Enforcement Officer Jim Selby. Under them are the Case Officers – Michaelle Coupe, Naomi Goold, Katherine Scott and Rachel Knights.

The whole department is headed up by Philip Ridley, his Development Management and Building Control Service Manager is Barry Reid and his Major Projects Officer is Philip Perkin and Building Control Service Manager is Paul Mullen. These officers spend their time both at Melton and at Lowestoft.

The development of Purdis Farm is considered a Major Project and comes under Philip Perkin. He is usually in Melton twice a week and can always be contacted by telephone. Telephone calls that come into SCDC and are connected to 'whoever' and that 'whoever' could be in Melton or in Waveney. In addition, there is always a Duty Officer on duty every day in the Planning Department Reception at Melton and should he/she be unable to answer your query, will arrange for the pertinent Case Officer to get in touch and if your Case Officer is in the office, he/she will come out and see you. They work as a team, are very knowledgeable and try to be as helpful as they can.

In 2010 Parish Councils were asked for comments on the Planning Services, provided in SCDC. As a result of this review, the Council's Scrutiny Committee made 13 recommendations for improvement and recently Parish Councils were asked for any changes, improvements of deficiencies in the Planning Services."

Cllr Watts stated that he agreed with Mr Leatham's concerns and was disappointed at the lack of information provided for some Planning Applications but was reassured by Cllr Falconer's comments that the situation would improve.

The Clerk was requested to contact Cllr Falconer and ask whether when referring to Purdis Farm as a Major Project implied the whole of Purdis Farm or specific development in Purdis Farm.

121.12 Meetings attended by councillors/clerk

- a. Cllr Watts reported that he had visited Radio Castle based at the Framlingham Technology Centre which will provide a radio service to the local community.
- b. Cllr Watts reported that he had attended the SALC two-day training course for councillors which he had found to be very beneficial.
- c. Cllr Briggs gave her report on the SALC Area Meeting which she had recently attended. The meeting had included a presentation by Steve Ives on the 'Green Deal'.

122.12 Members questions to the Chairman

- a. Cllr Newell reported that she was concerned that the Bell Lane crossroads was a dangerous corner particularly due to the amount of ad hoc advertising signs. Cllr Newell suggested putting a sign on private land to warn drivers of the dangers however Cllr Smith stated that it is likely that Planning Permission would be required.

- b. Cllr Newell reported that she had been trying to contact Jessica Niblock regarding the wording on the plaque for the Brightwell seat. The suggestion is:

Elizabeth II
Diamond Jubilee
2012

It was agreed that when the wording for the seat has been agreed the Clerk should go ahead and order the seat.

- c. Cllr Davies reported that the signing in Straight Road should be more prominent. It was agreed that the Clerk should contact the Highways Maintenance Department concerning this issue.
- d. Cllr Day asked the current position concerning the parking restrictions in the lay-byes in Felixstowe Road. The Clerk reported that she had replied to the Suffolk County Council Highways Department requesting that they amend the notice to exclude Bank Holidays. It was agreed that Cllr Day should contact SCC to enquire how far the order had progressed.
- e. Cllr Day asked Cllr Smith if he had any further information concerning the lighting at John Banks Honda about which the Parish Council had received a complaint. Cllr Smith said that he had located the original planning refusal and as a result he had contacted Suffolk Coastal District Council who had contacted John Banks and asked them to comply and conform to the planning refusal. John Banks have refused to comply with the planning refusal therefore SCDC are now taking legal action.
- f. Cllr Smith made a suggestion for inclusion in the comments re Planning Application No C12/1381. He requested that a footpath be included to run along the entire frontage of the development as far as 123 Bucklesham Road. It was agreed to include this proposal in the reply.

123.12 Date of next meeting

The next meeting will be held at 7.30 pm on Wednesday, 12th September 2012 at Trinity Park. A provisional Parish Council has been arranged for 8.00 pm Wednesday, 1st August 2012 in the event that the Trinity Park Development Planning Application has been received by the Parish Council.

The Chairman closed the meeting at 9.20 pm

Signed Date.....

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