

BRIGHTWELL FOXHALL & PURDIS FARM GROUP PARISH COUNCIL

Minutes

Of the Parish Council Meeting held at 7.30 pm on Wednesday, 12th April 2023 at Trinity Park

Present

Cllr E Warham - Chair

Cllr E Lawrence

Cllr G Watts

Cllr B Short

Cllr S Short

Cllr K Rout

Cllr E Beach

Cllr B Newell

Cllr Chris Blundell – East Suffolk Council

Mrs Angie Buggs – Clerk

60.23 Apologies for absence

No apologies for absence were received.

61.23 To receive Members' Declaration of Interest

None

62.23 Minutes

The minutes of the Parish Council Meeting held on the 8th March 2023 were approved as being a true record and were signed by the Chairman.

63.23 Matters arising from the Minutes

There were no matters arising. All items formed part of the agenda.

64.23 The meeting was adjourned to receive reports and questions

- a. Cllr Chris Blundell - East Suffolk Councillor – verbal report.
- b. Cllr Ed Thompson – East Suffolk Councillor – no report.
- c. Cllr Patti Mulcahy – Suffolk County Council – no report.
- d. To receive questions from members of the public – No members of the public were present.

65.23 Planning

Cllr G Watts reported that there are several Planning Applications where no decision has been made by East Suffolk Council Planning.

DC/22/3591/FUL Three Rivers Business Centre Felixstowe Road Foxhall

Erection of 3 no. office units with a Class E (g) (i) use class that development achieves a high-quality design, which is responsive and sympathetic to its surroundings. The existing units on site adopt a traditional agricultural barn vernacular utilising red brick and weatherboarded elevations with pantile roof. The proposed units would be of a similar form, scale and appearance of the existing units, specifically the units to the south of the site, but the proposed units would incorporate rooflights to enable floor space to be accommodated within the roof. The proposed units would utilise an area of vacant maintained land, adjoining the existing business units. The of site is of a significant size to accommodate the proposed building and associated parking without it appearing cramped or contrived. By way of location and form, the proposed development would not detrimentally affect the wider landscape.

PC Comments: The Parish Council objects to this application as we consider it to be an overdevelopment of the site which will cause continued noise and light disturbance to local residents and further increase the danger to highway safety. The site already has around 150 vehicles using it each day and in addition has recently seen a number of delivery vans and lorries being parked within the site on spare ground not allocated for car parking. All the traffic entering and leaving the site has to cross an existing bridleway before joining the A1156. As the bridleway is used by a variety of vehicles including farm vehicles, motorhomes and cars towing caravans, near misses are a regular occurrence. An increase in vehicles using the site will only make this situation worse. As explained in their letter to the Planning Officer local residents continue to suffer from noise and light pollution from the site and the activities undertaken. Some of which occur outside the agreed operating hours of the business park. For the reasons stated above the Parish Council objects to this application.

ESC Comments: Approved

DC/21/2391/FUL – Land Off Ipswich Road Brightwell

Change of use of land for siting of 31 static units and 12 touring pitches and ancillary facilities – resubmission.

PC Comments: The following is the submission by Brightwell Foxhall & Purdis Farm Group Parish Council for the above planning application. This application is for 31 static caravans, 12 touring caravan pitches and ancillary facilities on a site which is outside the settlement boundaries of adjacent villages and is not an area identified in the local plan for development. It is a re-submission of application DC/20/5102/FUL to which the Parish Council objected and was subsequently withdrawn. This proposal has generated a wide range of comment and often contradictory opinion from both local residents and those living further afield. This re-submitted application does little to address the concerns raised in our original objection. However, the case for additional holiday accommodation in the area is now much stronger and this is clearly an important matter as East Suffolk Council's overall policy is to increase tourism and visitors to the area. The site is in an unsustainable location with little public transport and visitors will mostly enter and exit the site by motor vehicle. It is therefore disappointing that the traffic statement produced for the original application has been re-submitted without apparent amendment and continues to show traffic comparisons with sites which bear no relationship to that proposed. More importantly it is unclear whether the new plans incorporate the changes to the entrance proposed by Suffolk County Highways in their letter of 27 January 2021. Due to the rural nature of the site, it is important to consider the affect it will have on the local environment. Concern has been expressed on the affect it will have on the Newbourne Springs SSSI and the Deben Estuary. We are pleased that a Habitats Regulations Assessment (HRA) has been conducted and we recommend that the mitigation measures proposed in respect of the Newbourne Springs SSSI are included as planning conditions. Whilst this proposal is being put forward as tourist accommodation the applicant has once again stated that the existing 56-day restriction on occupation by one person

or persons which is imposed as a planning condition, is overly restrictive and affects viability. The Planning Officer should therefore seek further information about the viability of this proposal in light of this planning condition. Suffolk County Council Flood and Water Management have concerns about surface water management and have asked for additional documents to accompany the application. Whilst the Environment Agency have expressed concerns about the foul drainage system and how sewage from the amenity block and chemical toilet waste from the touring caravans is going to be dealt with. Both consultees have objected to the application. The concerns relating to waste water affecting the Newbourne Springs SSSI have also been made by some objectors. In view of the concerns raised about the treatment of surface water, sewage and the entrance to the site the Parish Council objects to this application. We feel that these concerns currently outweigh the potential economic benefits of developing the site.

The Parish Council continues to object to this application for the reasons stated in our previous letters of objection. We believe this is an over development of a rural site which is poorly served by Public Transport. We are concerned about the effect on the Newbourne Springs SSSI and the Deben Estuary as well as the local road network and nearby villages. We consider that the economic case for this development is not sufficient to justify this major change in a countryside location with plenty of similar holiday accommodation available in the local area.

ESC Comments: Refused

DC/22/2999/FUL The Hollies Straight Road Foxhall - Utilise the existing land formally known as "The Hollies Sports Centre and Social Club" as home pitch locations for both youth and adult football. Creation of new vehicular access/parking and associated facilities

This application is still pending.

DC/21/3486/FUL Proposed development of Orwell Crossing Logistics Park

This planning application is still pending.

DC/23/0859/OUT – Backlands Purdis Farm Lane Purdis Farm
Outline Application (All Matters Reserved) – Proposed new dwelling with associated outbuildings.

PC Comments: No objection.

The Parish Council has recently received correspondence from the occupiers of both By Ways and the Herons which has made us aware of the main objections they have to this application.

Whilst many of their objections do not relate directly to this outline application, they have raised concerns about the access to the site which is part of this application. The Parish Council is also concerned about the access lane and the effect that headlights on vehicles using the lane will have on the residents of The Herons. Unless suitable mitigation can be agreed to all party's satisfaction then the Parish Council cannot see how this application can be permitted.

Parish Councillors will be visiting the site later this week to further discuss the concerns of local residents. It is strongly suggested that before a decision is made on this application that the planning officer visits the site and speaks to the local residents about their concerns.

Cllr G Watts reported that Cllr E Lawrence and himself went to visit two of the householders adjacent to the site. Although the Parish Council had decided not to object to the outline planning application the local residents are very concerned about the build of the house. We explained to them that

because it is only an outline application the Parish Council cannot comment on the build. Residents also expressed concern about the access to the site believing the lane to be narrow. Vehicles would be driving close to the existing properties. Both residents have objected to the planning application. It is worth noting that the applicant sought pre planning advice from East Suffolk Council Planning. The Parish Council has not objected to the application however we have pointed out to ESC that the neighbours are unhappy about it and have put their views forward.

66.23 To discuss VAS Reports

Cllr E Lawrence reported that no reports are available. One of the VAS signs has developed a fault, but I will get in touch with Westcotec and I am hoping they may be able to fix it over the telephone.

Action: Cllr E Lawrence

67.23 To discuss the litter in Straight Road

Cllr K Rout reported that litter does not seem to be a problem at the moment. Cllr B Newell reported that the Parish Council had received the CCTV cameras back from resident however all cameras need batteries and one of them needs a memory card. **Action: Cllr B Newell / Cllr E Lawrence**

68.23 To discuss the request to provide a footpath on Felixstowe Road between the roundabout at Trinity Park main entrance and the service road up towards Miller and Carter

The length of the footpath required from Trinity Park to Miller and Carter is approximately 550 yards. It was agreed that the Parish Council needs to get a survey carried out by Suffolk County Council Highways. It was agreed that Cllr E Lawrence would send a map and pictures to the Clerk to enable her to request a survey from Highways. **Action: Cllr E Lawrence / Clerk**

69.23 To discuss providing benches in Meadow Crescent

Cllr E Lawrence said that he had written to Norse but had not received a reply. It was agreed that the Clerk should write to East Suffolk Council asking whether they are the owners of the two benches and that if so they the need replacement. **Action: Cllr E Lawrence / Clerk**

70.23 Clerk's Report April 2023

Standing Orders

An election will not be held for the Group Parish Council. The number of residents seeking election are as follows:

Purdis Farm – 3
Foxhall – 2
Brightwell – 1

We need to recruit 6 new councillors as soon as possible.

Our Standing Orders state the meeting will be quorate as follows:

1. Meetings

- x. No business may be transacted at a meeting unless at least one third of the whole number of members of the Council are present.

One third of elected councillors is currently 2 which isn't a workable number for meetings. If we use the total number of possible councillors is 12 which would mean 4 would be the minimum number to hold a meeting. If we do not recruit new councillors, it would be difficult to hold meetings.

I am suggesting that we should change our Standing Orders to state that we require a minimum of 3 councillors to be present to be quorate.

The purpose of highlighting this to present councillors is that at our Annual Parish Council Meeting we could make a decision.

It was agreed that this item should be placed on the May 2023 agenda for further discussion.

Action: Clerk

Cllr G Watts asked the Clerk to change his title to "Councillor Responsible for Planning". **Action: Clerk**

Election Forms

Each of you will have received an email from Karen Last at East Suffolk Council informing you that there will not be an election and stating the following:

1. An Acceptance of Office form will need to be signed at the first meeting or as soon as possible after that date.
2. Councillors will need to complete an Expenses Form even if they are not claiming any expenses.
3. Councillors will receive an email asking you to complete your Declaration of Interest form.

71.23 Road Safety Forum

Cllr B Short reported that the next meeting of the Road Safety Forum would take place on the 6th June 2023. **Action: Clerk / Cllr E Lawrence**

72.23 Report on the Foxhall Road Surveys

Cllr B Newell and Cllr E Lawrence attended a meeting with Graham Rankin Suffolk County Council Highways to undertake a tour of the local roads in Foxhall so the hazards of the local roads could be discussed. Highways had conducted a draft survey on the 23rd March 2023 however the number of vehicles and the speed of vehicles was not excessive. 511 vehicles in Straight Road during a 24 hour period showed an average of speed of 41 miles. The speed limit on Straight Road is 60 mph. Highways have made a number of suggestions and the Parish Council will receive a report. Cllr B Newell said that she had suggested a one way system. Bell Lane crossroads to Monument Farm Lane and Hall Road to Dobbs Lane. Highways stated they would need to survey the residents before making any changes. No indication of cost was provided. The Clerk was asked to write to Suffolk County Council Highways requesting a one-way system for the duration of the Suffolk Show. **Action: Clerk / Cllr B Newell / Cllr E Lawrence**

73.23 Annual Parish Council Meeting / Annual Parish Meeting May 2023

The Clerk reminded councillors that the next meeting would be the Annual Parish Meeting at 7 pm followed by the Annual Parish Council Meeting at 7.30 pm on Wednesday, 10th May 2023.

It was agreed that the following councillors would submit reports to the Clerk.

Cllr E Warham – Purdis Farm

Cllr E Beach – Foxhall

Cllr B Newell – Brightwell

74.23 Dog Waste Bins Purdis Farm

It was reported the some complaints had been received concerning the non-emptying of dog waste bins in Purdis Farm. The situation seems to have been resolved therefore councillors decided to defer purchasing extra bins until a future meeting.

75.23 Finance

Income

None

Expenditure

A J Buggs Salary and Expenses March 2023 £389.00

HMRC Jan, Feb and March 2023 £207.40

Flyer Press Ltd – Parish Magazine £650.00

SALC Subscription £737.89

Community Account Balance on 28th February 2023 £29,821.47

Business Account Balance on 28th February 2023 £8,283.13

Cllr E Warham proposed that the above expenditure be approved, seconded Cllr E Lawrence – all in favour. **Action: Clerk**

To discuss using SALC Payroll Service

The Parish Council discussed moving the payroll service from HMRC on line updated by the Clerk to the Payroll Service provided by Suffolk Association of Local Council. Cllr E Warham proposed the Parish Council move to the SALC Payroll Service, seconded Cllr E Lawrence – all in favour. **Action: Clerk**

76.23 Meetings attended by Councillors/Clerk

- a. Cllr B Newell reported that she had attended the last Brightwell Lakes meeting where road names had been chosen. The road names will now be submitted to Royal Mail for approved.
- b. Cllr B Newell said that she had been invited to attend the first meeting of the Greener Waldringfield Group which is a non-voluntary non-political group whose aim is to raise awareness of the special environment that Waldringfield enjoys. A meeting has been arranged for Friday, 14th April 2023 at the Martlesham Community Hall 9.30 – 11.00 am. The Group is arranging a workshop on Friday, 30th August 2023 which will be lead by Professor Peter Hobson from Writtle College. **Action: Cllr B Newell**

77.23 Members questions to the Chairman

- a. The Chairman offered a vote of thanks to Bernard and Sheila Short for all the work and support they had carried out on behalf of the Parish Council. This was supported by all councillors.

78.23 Date of next meeting

7.30 pm Wednesday, 10th May 2023

The Chairman closed the meeting at 9.16 pm.

Signed..... Date.....

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