

WESTLETON PARISH COUNCIL

The minutes of Westleton Parish Council at the meeting held at 7.30pm on Monday 14 December 2020 in Westleton Village Hall.

Ian Haines

Clerk of the Council

There were Present

Cllr Paul Holmes (Chairman), Cllr Ian Johnson (Vice Chairman), Cllr Julian Alexander, Cllr Barry Banks, Cllr Antony Clough, Cllr C Fisher, Cllr Amanda Freeman, Cllr A Paige, Cllr Nick Shearme, Cllr Andrew Turner

In Attendance

Ian Haines (Clerk)

Also Present

Mr David Barker – Evolution Planning Consultant (specifically for min 20/127)

PRE AGENDA MATTERS

Contributions from members of the public.

There were no members of the public present.

AGENDA

20/125 Introductory remarks and apologies for absence:

Apologies: Cllr Chris Freeman & Cllr R. Smith (SCC).

20/126 Declaration of interests

Council members to declare possible interests they may have in any items on the agenda, either pecuniary or non-pecuniary and to consider requests of dispensation.

Cllr Andrew Turner advised that the outline planning application for the Cherry Lee site bordered with his property and so he took no part in the discussion or voting thereon - minute 20/127 below refers.

20/127 Planning Applications

The following item was brought forward on the agenda.

An outline application for the Cherry Lee site (included within the East Suffolk District Council adopted District Plan) has been submitted and David Barker attended on behalf of the applicant to present an overview of the proposals. It was noted that Members of the Planning Sub Committee had held an earlier meeting with the site owner on 9/12/20. The main concerns raised both then and at the Parish Council meeting were that:-

- The proposal was for more properties on a smaller plot of land
- The additional properties will place a greater burden on the sewage system
- The additional properties will increase vehicle & pedestrian traffic on Darsham Road
- The possibility that even more houses will be built on the Misner site.

The answers provided were that:

- The applicant is providing more smaller houses which will meet the Parish needs – bungalows for downsizers and/or young families.

- The 3 affordable houses for rent and the 2 Shared Ownership houses will be owned and managed by a Housing Association (to be identified). The Discount Market Sale property will be sold at 75% of market value and when it is sold it has to be sold at the same discounted rate i.e. the discount is kept in perpetuity
- Action will be taken to ensure the sewage system will meet the needs
- At the meeting on 9/12 the applicant had stated that he would not allow vehicle access to the Misner site across his site – this should prevent more houses being built on the Misner site as the bridleway which Misner used for its access will not be allowed to be used for any new houses. Members of the Parish Council Planning Sub Committee had requested that Mr North put this in writing and David Barker stated that we would remind/relay this back to his client so that such assurance could be given.

Following further discussion, the Parish Council then took the decision (9 voting For, 0 Against, 1 Abstention) that, overall, the scheme should be supported in principle. However, there remain concerns about the future of the adjacent Misner site and with it the need to put safeguards in place to ensure additional development there does not take place. The support given by the Parish Council here is also conditional upon the **mix of housing remaining as proposed in this outline application** as the proposal is for *more* houses than originally identified on a plot of land which is actually some 27% smaller than the site originally detailed in the Suffolk Coastal Local Plan SCLP12.69 which the PC supported.

From	Item	Details
Cherry Lee, Darsham Road, Westleton	DC/20/4709/OUT	Outline Application (Some Matters Reserved) - Demolition of a dwelling and an outline application for up to 18 homes with full details submitted of the vehicular access.
	Status:	Deadline for observations: 24/12/20 Response: Support given in principle towards the application on the basis that the mix of housing remains as proposed in the outline application. Concerns also to be logged that the adjoining Misner site should not be developed at any later stage.

20/128 Pre Agenda Report from SCC Councillor

Cllr Smith was not present and so no report was forthcoming this time.

20/129 Pre Meeting Report from ESC Councillor

Cllr Brooks was not present and so no report was forthcoming this time.

20/130 Minutes of Previous Meeting – 26th October 2020

It was **agreed** that the minutes of the meeting held on 26th October 2020 be accepted as a true record.

20/131 Matters Arising from the Minutes 26th October 2020

Speeding through the Village (minute 20/113), it was noted that Suffolk Highways had advised against the idea of installing road humps along the B1125 approaches would go against their criteria.

Westleton Village Green & Adjoining Development (minute 20/113), because of the November lockdown it had not be possible to hold the scheduled meeting with the owner of the site. Hopefully a new date can be arranged as and when restrictions allow.

East Suffolk Council Consultation - 'Community Involvement/Engagement Statement' (minute 20/118), a response prepared by Cllr A Turner had been sent back.

Darsham Road main drain (minute 20/119), the Clerk advised that Anglia Water had been out to inspect but no obvious problem had been found. Cllr N Shearme will relay details back to resident.

20/132 Council Finances and Accounts

(a) Projected Year End Figures

Clerk submitted revised projected year end funds. Details **agreed**.

(b) **Budget 2021/22** – The revised budget was discussed. The proposal was to keep to the same precept requirement as 2020/21 (i.e. £12,000). The meeting then moved to formally accept the budget and keep the precept at £12,000 and this was this proposed and seconded. **Agreed.** (Unanimous).

(c) **Income** – Income to date were acknowledged and approved.

(d) **Expenditure** - Expenditures to date were acknowledged and approved.

(e) **Invoices and Payments** – The following invoices were **agreed** for payment:-

	Item	Amount
Ian Haines	Clerks expenses (£48.09) & salary (£414.00) November	£462.09
Westleton Garage	Sharpening x7 pairs of croppers	£88.80
Westleton Archives	Annual Contribution/Donation	£200.00
Ian Haines	Reimbursement for Laptop service (carried out by Acecome Solutions)	£35.00
SALC	Cllr Training Zoom conferences (Cllr A Turner)	£60.00
Ian Haines	Clerks expenses (£39.30) & salary (£414.00) December	£453.30
McGregor Assoc	Production of payslips – qtr payment	£16.20

20/133 Community Field

Cllr A Freeman provided an update.

It was noted that a number of actions had been taken following the Annual safety inspection of the play equipment – this included cleaning/removing algae and various other improvements. The rabbit problem on the surrounding field was also being dealt with.

The group was additionally looking to replace some of the worn away bark beneath the popular/well used areas such as the swings. Alternative options will be considered including rubber matting/chips. Cllr C Freeman to cost and report back.

It was also reported that several of the Lime trees which had been planted in 2019 needed to be replaced.

The next meeting of the Working Party will take place in the New Year – Clerk to notify date.

20/134 Common

Cllr N Shearme reported that the Common Advisory Group is due to meet on 11/1/21.

Both he and John Bebbington had recently held a meeting on site with the Leiston Fire Service and the notes taken from this had been circulated.

As previously identified, a significant amount of hedge cutting and additional clearance around the site is still required and an outside quote for undertaking this work is being sought. It is hoped this work can be undertaken early in the New Year.

In a related matter, Cllr P Holmes reported that recent work had been undertaken to establish a base in the layby (off the B1125) which will provide the new location for the village Bottlebank. The Clerk will now contact Norse to arrange for the bin/s to be moved. As previously agreed this will be on a 6 month trial basis.

20/135 Planning applications

From	Item	Details
Lavender Cottage, The Street, Westleton	DC/20/4163/LBC	Proposed pair of external doors in lieu of existing window to serve Kitchen located on the West Elevation
	Status:	Deadline for observations: 19/11/20 Response: No objections

From	Item	Details
Land to the rear of Westleton House, The Street, Westleton	DC/4071/VOC	Variation of Condition No. 2 of DC/14/1208/FUL - Erection of a new single-storey dwelling on site of existing garages and outbuildings to be demolished (revised scheme to DC/13/3731/FUL)
	Status:	Deadline for observations: 1/12/20 Response: Westleton Parish Council has opposed the development of a property on this site since an original application was made 7 years ago. The rationale for our opposition then remains today: it is over development of a site at the heart of the Village, looking on the Village Green and looking over the Village pond – both of which are focal points of Westleton and are the epicentre of the Conservation Area. Large numbers of parishioners have opposed the first and subsequent applications related to the site and the PC shares and support the concerns of the parishioners. However, planning permission has been given for the site and this application is for minor alterations – one of which alters internal design, the other of

		which satisfies the concerns of neighbours as it would mean that the proposed property will no longer incorporate an existing flint outbuilding. Therefore, notwithstanding the Parish Council's view on the location of the proposed building, we support this application for minor changes to the design.
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From	Item	Details
The Hollies, Love Lane, Westleton	DC/20/4266/FUL	Demolition of existing bungalow and construction of replacement one and a half storey dwelling and associated works
	Status:	Deadline for observations: 3/12/20 Response: Westleton Parish Council does not oppose the proposal on condition that: <ul style="list-style-type: none"> the Common Land to the South of the property is not used as access for the construction in the event that any damage to the Common Land to the South of the property - including the car park - does occur during the construction or as a consequence of the construction-vehicle use, it is repaired to its original condition resident access to Love Lane is not impeded as a consequence of the construction.
From	Item	Details
West End Cottage, Mill Street, Westleton	DC/20/4759/TCA	To restore hedge on the boundary of West End Cottage with Mill Street; composed of Blackthorn, Yew, Ivy, Holly, Lilac, Hazel, Oak, Elm. Some of the trees are approx 25ft high, with branches overhanging Mill Street. It is proposed to bring some trees down to 2.5 - 3 metres and removed any diseased
	Status:	Deadline for observations: 15/12/20 Response: No objections

From	Item	Details
Nash Barn Bakers Lane, Westleton	DC/20/4421/FUL	Window to serve ground floor kitchen, east elevations. All to match existing style.
	Status:	Deadline for observations: 17/12/20 Response: No objections

From	Item	Details
Cleves Cottage, The Street, Westleton	DC/20/4767/FUL	General refurbishment of 1950's bungalow and new single storey rear extension
	Status:	Deadline for observations: 24/12/20 Response: No objections

From	Item	Details
Rosslyn, Bakers Lane, Westleton	DC/20/4722/FUL	Extension, new outbuilding, alterations to existing outbuilding, cladding, installation of new chimney, landscaping changes and garden retaining walls replace windows on front elevations
	Status:	Deadline for observations: 24/12/20 Response: No objections but it is noted the extension to the house will be very close to the neighbouring property, and while the window of the extension is proposed to be high, the Parish Council request/suggest that obscured glass be used.

20/136 Other Planning Related Matters

Sizewell C Public Consultation - Westleton Parish Council have previously raised objections against the Sizewell C development and registered with the Planning Inspectorate as part of the Infrastructure Planning (Examination Procedure).

In the light of the announcement by EDF of their *fifth* round of consultation, Cllr A Turner had circulated a suggested draft response maintaining the Parish Councils stance and the contents of this were endorsed and **agreed**. A copy is appended to these minutes as a record.

20/137 Speedwatch & Related Issues

Cllr A Turner had investigated what the provisional costings would be for the purchase of new VAS equipment – rather than upgrading the existing equipment (speed gun calibrator). Based on the figures supplied, it was **agreed** that Cllr Turner should go ahead with placing an order for a second unit. The possibility of obtaining grant funding through both the District Council and County Council will also be explored by the Clerk. It was suggested that the recent CIL contribution which had been received could also be used to help offset costs.

20/138 Tree Warden Report

Cllr A Clough advised that the condition of the mountain ash tree located on the village green near to the black storage shed was now in a very poor condition and virtually dead. It was **agreed** on this basis that the District Council should be asked to inspect and remove.

20/139 SALC Report/Update

Cllr B Banks as the Parish Council's representative on SALC gave a brief update on events.

SALC were continuing to operate the majority of their training and meetings via the use of Zoom. The Clerk will continue to circulate regular bulletins and related paperwork for Area Meetings etc. so that as much information as possible is shared.

20/140 Correspondence

Councillors were advised of the following:

- (a) Lord Lieutenancy Office – Certificate/Award given to Westleton in recognition of outstanding service to the community during the Covid-19 Pandemic. **Agreed**

that this should be posted initially on the Noticeboard and then displayed within the Village Hall.

- (b) Lantern Trail – permission has been given to stage a small outdoor community event on the Village Green on the evening of 18/12/20.
- (c) Cllr C Fisher reported on an email received from a local resident offering to finance the construction of a barn owl nesting box. The Parish Council **agreed** that Mr North should be thanked for this gesture. It was suggested that the best site for this to go on would be The Common (in the vicinity of the Noddle) and Cllr N Shearme will look to raise this at the next Common Working Group.

20/141 Local Housing Scheme*

***This item was covered in the Part II/Confidential section of the meeting given the content sensitivity and exempt information provided.**

Further to minute 20/123 of the last meeting, the notes had been circulated from a meeting which had taken place on 4/11/20 with Mr Watson. An update was also given in relation to the subsequent contact which had then been made with Hastoe Housing Association.

In the light of the position now reported, it was **agreed** that the Parish Council should look to 'match fund' the sum being offered by Hastoe. This will involve a £5,000 payment being made by us which will effectively go towards the acquisition of the half acre allotment site identified within the overall scheme. The allotment provision was seen as meeting a local need/demand and will become a welcome community asset for the village.

20/142 – Date of Next Meeting

Monday 25 January 2021 at 7.30pm at Westleton Village Hall.