

Pre-meeting Reports
7th June 2016

- 9. District Council.** Cllr Cooper tabled two reports to the meeting. One had items of general interest and the other explained where the devolution process was currently at. His paper had observations and questions that he had regarding the process and he invited comments from the meeting to aid him as the process and negotiations progressed. He explained that, unfortunately, there would not actually be a referendum or vote available for the public on this issue so he undertook to keep members informed. Cllr Boast asked about the caravan park. Cllr Cooper informed him that an order had been placed to have the site cleared and that he was chasing this as a matter of urgency. The bus stop at Aldringham Court was raised as, without a shelter there, it appeared that sometimes the bus drivers failed to stop there on request. Cllr Cooper had been assured that all drivers were aware of the stop. Cllr Pratt also gave his take on the ongoing devolution process.
- 10. Public session.** Residents from Red House Lane and the area surrounding the proposed Hopkins development stated their concerns that the one entrance to the whole site was on Red House Lane. The Lane had traffic issues already as the main bus route to the High School and the sports centre and was too narrow and congested in places to be able to cope with this massive increase in traffic. They asked members to seriously consider recommending that Poppy Way be used as the main, or at least alternative, entrance to the site. There was lengthy discussion on this and the huge impact the currently tabled planning applications would have on the town's infrastructure. Mr Hawes sought reassurance that a good litter pick and skirmish (especially for broken glass) would take place before the Picnic in the Park.
- 11. County Councillor.** Councillor Smith apologised for being late and explained that he had just come from a NULEAF meeting in London at which he had handed over the Chair, after 3 years, to Cllr Brendan Sweeney from Barrow in Furness. He gave the news that Coldfair Green School had retained its Good Ofsted rating and that he had attended the final Flood Group meeting which had been progressing improvements after the catastrophic flash flooding in 2012. Many improvements had been made but there was still work to be done to fully map the drainage system in the town which would be done over the next few months. Sizewell Hall Road works were still outstanding too but this was complicated by not being able to fully close the road for the scheme to be installed. This led to an observation that the road to the Wardens, the responsibility of the local landowner, was in a very poor state of repair indeed. He discussed how trading standards were writing to the first 50 vehicles that our Lorrywatch scheme had reported. Unfortunately, this was just the tip of the iceberg of HGV's who blatantly transgress the 7.5T restrictions (not just in Leiston). It had become a huge problem around the country and it had been made worse by the unfortunate need to divert traffic through the town centre this week with Haylings Road closed for works. Cllr Smith then reported that he had, with JLAG, recently visited Minsmere to discuss the impacts of the proposed new power station at Sizewell with the RSPB. Cllr Harle asked Cllr Smith to continue trying to find out when superfast broadband might be installed in the final part of Leiston. There was discussion and disappointment that the County had decided not to produce any more bus timetables and to just put all the information on line. Leiston Library would be used to print off copies if necessary for those residents who had no access to the internet. Mr Jenkins updated members on the state of

the High Street which he felt was deteriorating even further by virtue of having large HGV's currently diverted down the road. He hoped that the shopkeepers would be compensated for any future road closures to make good the works that needed repair. Cllr Smith explained that it would be for the shopkeepers to progress any claim for compensation themselves. He also asked that Highways consider lowering the table in the centre of town to bring the surface back down below pavement level for better pedestrian safety. Mrs Bloomfield asked someone to report lamp post 608 in Valley Road as it was permanently on.

**At a meeting of the LEISTON-cum-SIZEWELL TOWN COUNCIL
held in the COMMUNITY CENTRE, King Georges Avenue, Leiston, on
TUESDAY 7th JUNE 2016 at 8.07pm.**

PRESENT

Councillor Mrs L Hill (in the Chair)
Councillor D E Bailey
Councillor D Boast
Councillor A M Cooper
Councillor S M Geater
Councillor C Ginger
Councillor P Harle
Councillor W M Howard
Councillor J Last
Councillor Mrs S Levermore
Councillor D Morsley
Councillor M J Taylor

12. Minutes

It was proposed by Cllr Cooper, seconded by Cllr Last and agreed that the minutes for the meeting of 3rd May 2016 be signed as a true record.

13. Apologies

There were apologies from Cllr Hodgson and Cllr Nichols. Cllr Jackson absent.

14. Chairman's Communications

The Chairman reported that she had been part of the official unveiling ceremony of the Film Theatre extension which was recently opened by Mr Mark Murphy from Radio Suffolk.

15. Declarations of Interest

Cllr Cooper agenda items 15 and 18, Cllr Hill in letter 2 and one planning application, Cllr Last in item 15b , Cllr Ginger in letter 11 and 18 and item 18, Cllr Howard in RBL and TASC. Cllr Bailey in RBL.

16. Request for dispensation

Members noted the letter from Cllr Levermore requesting dispensation to take part in discussions that related to the Leiston and District Community

Partnership at future meetings. Cllr Levermore was contracted to run the Men's Shed project for the LDCP on a self-employed basis and therefore had a pecuniary interest in the Partnership. Members agreed that Cllr Levermore be given a partial dispensation for future meetings whereby she would be able to take part in discussions but not be able to vote on items pertaining to the Partnership

During the above item Cllr Levermore left the room.

17. Committee structure – powers and delegation.

Members noted the report from the Deputy Clerk which suggested possible powers that could be delegated to various committees. Cllr Ginger felt that all decisions should be made by full council and that Committees should only be able to recommend actions and expenditure to full council. On his proposition, seconded by Cllr Howard it was agreed to keep the status quo.

18. Sizewell Parish Liaison Group.

Unfortunately, Cllr Hodgson was unable to present this item but members agreed that, now we were no longer part of the group, there should be a timeline and list of actions that the Council should be aware of to ensure that they fully participated in the ongoing consultation process. Cllr Taylor agreed to put a short paper together which listed actions for members to consider and which they could discuss at the July meeting.

19. Picnic in the Park. The Queen's 90th Birthday Celebrations

The Chairman gave the meeting a brief update on the arrangements for the coming weekend and thanked the working party who had helped put it together.

20. Council Standing Orders.

Members noted the new draft Standing Orders the Clerk had prepared. These were based on the NALC Model Standing Orders amended to reflect our operating preferences. Members were requested to make any comments on the draft in writing to the Clerk in time for them to be discussed and the orders adopted at the July meeting.

21. Highway Committee Minutes of 23rd May 2016.

Members noted the minutes from the Highways Committee Meeting held 23rd May. It was proposed by Cllr Bailey seconded by Cllr Levermore and agreed that they be accepted as a true record. Members noted the action to formulate a motion for the SALC AGM in November this year regarding Lorrywatch. Cllr Ginger undertook to put together the wording in time for August.

22. PCSO update and future possibilities.

Members noted that Leiston no longer had a joint funded PCSO and that the contract had therefore now lapsed. There was also no possibility of getting a new part funded PCSO before January 2017. Even then there was uncertainty

about future arrangements as it was anticipated that the Constabulary were seriously considering asking for full funding after that first year. Members were uncertain about the principle of, in effect, hiring their own PCSO, especially as the PCSO's were now limited to finishing shift at 6pm. In fact, members just wanted to put on record once again their appreciation for all the pre-emptive work that our succession of PCSO's had done (mainly in the evenings) over the past few years. This had, in effect, kept a large amount of potential anti-social behaviour occurring and members were fearful what the withdrawal of that valuable resource would produce. Members noted that there was likely to be a review of the new policing mode later in the year and therefore agreed to request that Mr Passmore be invited to meet with the Council to hear their comments regarding the new structure in August or September.

23. Leiston Forward Project.

Members noted the paper that had been submitted to SCDC which outlined a possible structure for a partnership to be set up and the bid for admin support to manage it. This was now being looked at by SCDC with a view to taking it to Cabinet for discussion in the near future.

24. Open Spaces Committee.

The Clerk gave a verbal report of the recent walkround. Members agreed that the Open Spaces Committee should handle any requests for memorial tree plantings at their future committee meetings as they arose.

25. Finance and Personnel

- a) Accounts for payment – It was proposed by Cllr Cooper, seconded by Cllr Morsley and agreed that accounts presented in the sum of £62,081.70p along with £58,093.32 paid since the last meeting, be approved for payment.
- b) End of Year Internal Auditors report for 2015/2016. – Members noted the report from Mrs Heelis regarding her inspection of the full annual accounts and that she had signed her section of the Annual Statement. It was proposed by Cllr Cooper seconded by Cllr and Morsley agreed that the Internal Auditors report be accepted.
- c) Annual Governance Statement for 2015/2016. – It was proposed by Cllr Boast seconded by Cllr Bailey and agreed that all statements on the Annual Governance Statement could be answered in the affirmative and that the Chairman be authorised to sign the document on their behalf.
- d) Annual Accounts for 2015/2016. – It was proposed by Cllr Cooper seconded by Cllr Boast and agreed that the accounts for 2015/2016 be approved and that the Chairman be authorised to sign the Annual Accounting Statement. Cllr Ginger gained agreement for the Council to write to the cinema manager to thank him and his staff for achieving a profit for 2015-2016.

The meeting took a break from 9.05pm until 9.15pm

26. Planning

- a) It was proposed by Cllr Howard, seconded by Cllr Bailey and agreed that the minutes of the planning committee meeting held on 10th May be accepted as a true record.
- b) Members noted the number and extent of the planning applications currently submitted for comment and felt that there really should be note made of the strain they would all, cumulatively, put onto the town's infrastructure. Members were also very upset at the way the developers had pre-empted the Neighbourhood Plan and how they had mostly ignored the numbers being proposed in the plan which had consequently led to a situation of an unsustainable over provision of new accommodation. It was therefore proposed by Cllr Taylor, seconded by Cllr Bailey and agreed that the Council accompany each response with the fact that members felt that this was premature in advance of SCDC district wide allocation and the approval of the evolving local neighbourhood plan which was for sustainable development of around 400 homes in the years up to 2029. There would be unacceptable and, at present, unquantified strain on transport, schools and doctors if all these developments came forward together in the first few years of a 15 year plan.
- c) **DC/16/1684/FUL – Full planning application for residential development of 188 dwellings (including 62 affordable units) with associated vehicular access from Red House Lane, landscaping, open space, car parking and pedestrian links on Land to the south of Red House Lane, Leiston.** Members agreed to recommend refusal on the grounds that this application was using a reserve site allocated for later in the Neighbourhood Plan timeline and which didn't appear in the pre-submission document. Only 70 residences are required on the site at this stage. The other serious concern was that there was only one entrance to such a substantial development when there is clearly provision for two. Red House Lane is a busy and narrow road which will need widening where possible and a TRO put in place at appropriate places to ensure buses can access the school and HGV's can negotiate the road too. The junction at Aldeburgh Road will need further engineering as, currently, pedestrians crossing from South to North, cannot see traffic approaching the junction from the east. This is a significant hazard. This work will need to be done as well as the other entrance from Poppy Way being opened up (but retaining traffic calming for crossing the footpath that is being retained down the west of the site). Contributions are required to completely metal Footpath 16B as far as the Primary School (from Red House Lane) to ensure this is a sustainable development for families. The other improvements in the response from East Area PRoW are fully supported too. (Cllr Cooper and Cllr Last abstained)

RECOMMEND REFUSAL

- d) **DC/16/1961/OUT – An outline planning application for up to 187 dwellings to include car parking, open space provision with associated infrastructure and access on Johnsons Farm, Saxmundham Road, Leiston. (Highbury Field).** This application is recommended for refusal as it has gone against the brief in the Neighbourhood Plan for 150 homes and, more importantly, has moved outside the allocated site into the neighbouring field compromising the

country feel of Footpath 3 and residents' amenity who use this circular walk. This is an enabling development to provide for future provision and upgrading of the Leiston Cemetery however and a S106 agreement must be reached to transfer the land and for contributions to be made to provide substantial fencing around it. This must also include provision for a small car parking area, a new toilet on the site and for 3 phase electricity to be supplied to the Chapel for heating. This was probably the least sustainable site allocated in the Neighbourhood Plan but was considered purely for those benefits. The current permissive path along the south of the site must be brought to adoptable standard and its movement to the north with landscape and hedging still to the south of it is welcomed. CIL provision should be made for a bus shelter at the stop on both sides of the road adjacent to this site by the Cemetery entrance. (Cllr Cooper abstained)

RECOMMEND REFUSAL

- e) **DC/16/1959/FUL – Two single storey dwellings and associated garages on Land rear of 37A and 39 Waterloo Avenue, Leiston.** This backland development would not normally be supported but the size of the gardens and access arrangements were broadly acceptable. There was concern however about the driveways into the new properties (width etc.) as there needs to be a bin presentation area close to King Edward Road. It is imperative that, like all applications, a working hours restriction is put in the conditions and enforced. (Councillor Howard and Taylor against, Cllr Cooper abstained)

RECOMMEND APPROVAL

- f) **DC/16/2102/TPO - To fell multi-stem Holm Oak growing from base of a fir tree in rear garden of The Holt, Badger Wood Lane, Leiston.** Deferred to Mr Newton, SCDC Tree Officer, for decision.

NO COMMENT

- g) **DC/16/2111/FUL | Residential development of three dwellings (plots 1-2-3) following demolition of existing bus depot building (including first floor residential flat) | 15 High Street Leiston Suffolk IP16 4EL.** Members felt that the plans were acceptable and provided a much better street view than the current redundant building. It may have been more in keeping to provide two retail units at ground level however but, if the planning officers find the proposed layout acceptable in that regard, then there will be no objection.

RECOMMEND APPROVAL

- h) **DC/16/2104/OUT | Erection of up to 77 new homes with associated access, infrastructure, landscaping and amenity space (all matters to be reserved except for access). Land At The Rear Of St Margarets Crescent Leiston Suffolk.** The positive consultation and adherence to requirements in the Neighbourhood Plan was welcomed and the layout sympathetic and sustainable. Footpath 5 (alongside the site) must be reconstructed as it is now in need of repair. Members noted Highways were content with the entrance onto Waterloo Avenue but there should be CIL provision for a pedestrian crossing immediately to the west of the junction and engineering looked at to be sympathetic to cyclists in the St Margaret's section of the Highway.

RECOMMEND APPROVAL

- i) DC/16/2186/FUL – Construction of small conservatory at 22 The Gables, Leiston

RECOMMEND APPROVAL

- j) DC/16/2021/FUL – Replacement of boundary fence, approx. 60 metres at The Laurels, 1A Haylings Grove, Leiston. This was broadly similar to the residence's fence on the opposite side of Haylings Grove although longer in length. The only concern was the treatment (and visual appearance) of the levels as it sweeps round to the north. (Cllr Last abstained)

RECOMMEND APPROVAL

- k) DC/16/0931/FUL – Erection of 18 dwellings including parking and external works on Land west of Mill Cottage, Valley Road, Leiston.

This development looks to be a natural continuation of the new site to the south of the field. The houses should be restricted to the lowest height possible however and the parking should be examined by a professional to ensure the layout proposed is feasible as all parking for these properties must be provided on site. The top NW corner looks confined and possibly unusable and there is no other on street parking nearby. There should be absolutely no use of the entrance to this site from Mill Lane and substantial flood alleviation arrangements should be required including an effective engineered arrangement right across the road at the bottom of the site which really works. The drains in the lower site are not effective and are already overwhelmed in moderate downpours so no more can be allowed to encroach them. (Cllr Taylor, Howard, Ginger and Harle against. Cllr Cooper and Hill abstained)

RECOMMEND APPROVAL

During the above items it was proposed by Cllr Ginger, seconded by Cllr Harle and agreed that, the time reaching 10pm, that Standing Orders be suspended and the meeting continue for a further 20 minutes.

27. Correspondence

Leiston Youth Club

It was proposed by Cllr Levermore, seconded by Cllr Bailey and agreed that £300 be given to the Youth Club for them to run this year's Skatejam on Victory Road Skatepark.

Leiston Film Theatre Support Club

It was proposed by Cllr Cooper, seconded by Cllr Morsley and agreed that £100 be granted to the Leiston Film Theatre Support Club as a prize for their grand draw.

During the above item Cllr Hill declared an interest and left the room. Cllr Last took the Chair.

Disability Advice Service (East Suffolk)

It was proposed by Cllr Howard, seconded by Cllr Cooper and agreed that £75 be granted to the DAS (East Suffolk) to help them with the valuable work that they do.

Royal British Legion

Members noted the request from the Royal British Legion to use the Film Theatre for this years' Service of Remembrance on 9th November. It was proposed by Cllr Ginger, seconded by Cllr Taylor and agreed that the Film Theatre be donated to the Royal British Legion from Midday on 9th November for the evening service and that the staff costs and hire fee be waived.

During the above item Cllr Howard left the room.

Sizewell Parish Liaison Group Members noted the letter from the SPLG encouraging members to reconsider their decision to leave the group. Cllr Taylor asked members to make known any concerns they may have had at the way this matter was handled leading up to Council's decision to withdraw but there was no comments made and the matter was regarded as finished.

Other correspondence. There were other items of correspondence not addressed within the time but none required action as all for information only.

28. Questions to the Chairman

Leiston Business Association

Members asked the Chairman to thank the Leiston Business association yet again for putting out the flags and decorating the town so effectively.

The meeting finished at 10.20pm.

Chair -----

Dated -----