

Pre-meeting Reports
13 February 2024

185. SZC Update

Mrs Zoe Botten, Community Relations Manager from Sizewell C was in attendance and gave an update on the SZC Project. The 40mph hour speed limit request for Lovers Lane is ongoing with SCC Highways. The Risk Assessment for Wild Aldhurst is being pursued. She is awaiting clarification regarding train movements along the main line at night. The spring visit for Councillors to Wild Aldhurst is to be arranged. The SZC Annual Forum is to be held on 9 April, 7pm at Trinity Park. Highways signage is in the process of being changed over from temporary to permanent. The apprenticeship open days for all Sizewell Sites held in January had been a great success. Vegetation works will be carried out over the next few weeks, and these will be listed on the SZC works tracker. She advised of a Wide Load warning for Friday 16 February when the crane will be removed from the ACA (Ancillary Construction Area) site, King Georges Avenue. Timings to be confirmed and will be available on the SZC works tracker and the Town Clerk will be advised. Mr Tim Newton, Site Safety Manager, SZC will be attending the March Council meeting to go through the Workers Code of Conduct.

SZC Works Tracker - [Home - Sizewell C Works Tracker \(szcworkstracker.co.uk\)](http://szcworkstracker.co.uk)

Cllr Levermore questioned signage at the Friday Street Junction, Mrs Botten confirmed there is a signage strategy and she will ensure this is shared with the Clerk.

Councillors remain concerned about the condition of Park Hill, Leiston and questioned if SZC can help with this. Mrs Botten will take this forward.

Cllr Last questioned if the Wild Aldhurst Risk Assessment once approved would be shared with the public. Mrs Botten confirmed with it will be shared with Council first and then the public. He further questioned if there has been any further consideration given to the Park Run route. Mrs Botten confirmed they are working with the organisers, and it is hoped any disruption will be minimal and the Park Runs will continue.

County Cllr Haworth-Culf questioned the rumour of a Barclays Bank opening on the SZC site. Mrs Botten will follow this up.

The public raised several concerns, tree boughs being hit by large lorries on the Theberton Road, ACA Site - worker numbers, working hours and light pollution. Mrs Botten will follow up all these concerns and report back.

186. Leiston Community Land Trust (CLT)

Leiston Community Land Trust Trustees Russ Rainger (Chairman) and Simon Merrett, were in attendance and gave a presentation on the future aims and aspirations of the CLT with the next phase to pursue the demolition of properties 16-22a Sizewell Road and create a Market Square for the Town

Cllr Morsley questioned timescales and schedule. These remain unknown.

Mr Rainger confirmed that the next steps were still unclear, but discussions were ongoing with District Councillors through the Place Board to progress matters.

Mr Rainger confirmed that SZC funding £250k was secured for a feasibility study.

District Cllr Daly responded and confirmed there is support and Councillors are working to find a way forward through the Place Board. He said it was important that both the CLT and Leiston Town Council have the same aspirations. He confirmed that East Suffolk Council are clear that decisions are not based purely on return of investment and that there is a commitment to Cultural Economic and Community Value.

During the above item, the time reached 7.30pm. It was proposed by Cllr Corbett, seconded by Cllr Hawkins and agreed, Standing Orders be suspended to allow the public part of the meeting to be completed.

Cllr Motion asked what the total cost of the development might be. Mr Russ Rainger confirmed £25 million to deliver whole project including possible land purchases.

Possible other sources – SZC, East Suffolk Council Government funding, Regeneration Grants/Match Funding

The public commented on the use of the land for a Supermarket/Doctors Surgery or Dental Service. Mr Rainger confirmed the land was not big enough for a supermarket store site with adequate carparking.

The Clerk urged members of the public to attend the Neighbourhood Plan review meeting at the Community Centre on Tuesday 27 February 5pm-7pm to feedback their aspirations for Leiston.

187. County Councillor

County Cllr Haworth-Culf was in attendance. A report had been previously circulated. She confirmed that Park Hill will be inspected this week, and they are trying to bring the SZC resurfacing forward. She spoke of the Barclays Bank closure and said she would like to write a letter to Barclays Bank asking them to hold a public meeting, Councillors and residents were happy to support this.

Cllr Last commented that SCC Highways are failing the Town Council and the Community. A member of the public commented on the state of Leiston in general especially verges and footpaths, footpath 16a has a large pothole. County Cllr Haworth- Culf will follow this up. She reminded the public to report any issues via the SCC Highways online reporting tool - [Report a highways issue - Suffolk County Council](#)

Road sweeping was questioned. District Cllr Daly asked for any specific areas to be highlighted so he could get them addressed.

188. District Councillor

District Cllr Daly was in attendance. A report had been previously circulated and plenty of confirmed activity with regards to SZC, 15 discharge requirements being worked on. He recommended reading the 66 page document on Coastal Erosion and Mitigation.

Cllr Levermore reinforced that we want the support of District Councillors actions not words. District Cllr Daly confirmed he wants Leiston to have a legacy that makes a difference from SZC. Town Council needs to confirm what Leiston wants. Cllr Corbett commented we are in a privileged position as a town to access SZC funding and we must not lose the

opportunity. Cllr Motion reminded Cllr Daly of an earlier meeting where Leiston was seen as a priority for regeneration.

Cllr Crisp queried the letter from the MP suggesting East Suffolk had delegated responsibility of Energy Projects to Officers. Cllr Daly reassured the meeting that a project like SZC requires detailed knowledge and expertise across a wide range of areas which officers have, and which help inform decision making. He confirmed that all decisions come to Cabinet for sign off.

Following the success of the last meeting with Town Councillors and all three District Councillors the Chair asked that another be arranged, District Cllr Daly agreed. The Clerk will arrange.

189. Public Forum

A member of the public asked if anything could be done to get the inflatable sign removed from outside Tony's Fried Chicken. District Cllr Daly confirmed planning officers have met with the premises owner and he has said that he will remove some of the signage. However, the inflatable does not breach planning law.

A member of the public raised concerns over broken paving outside the pharmacy and questioned who was responsible. Cllr Morsley believed it is the Pharmacy and that it was being dealt with yesterday.

Concerns were raised regarding drug use in the town. The Clerk confirmed that she regularly attends the Anti-Social Behaviour meetings and will highlight residents' concerns.

A resident has noticed a new sign outside the Premier Shop on Kings Road advertising vaping. The Clerk will raise this with ESC enforcement.

**At a meeting of the LEISTON-cum-SIZEWELL TOWN COUNCIL
held in the COMMUNITY CENTRE, King Georges Avenue, Leiston, on
TUESDAY 13 February 2024 at 8.10pm**

PRESENT

**Councillor Lesley Hill (in the Chair)
Councillor Bing Boast
Councillor Tony Cooper
Councillor Nicky Corbett
Councillor Andrew Crisp
Councillor David Dix
Councillor Trevor Hawkins
Councillor John Last
Councillor Selena Levermore
Councillor David Morsley
Councillor Paul Motion
Councillor Adrian Swift**

190. Apologies

Apologies were received from Cllr Geater.

191. Declarations of Interest

Cllr Hill for CLT, Place Board and Barclays, Cllr Last for Place Board, Cllr Hawkins for Barclays, Cllr Crisp for Leiston CLT, Cllr Swift for Barclays, Cllr Levermore for CLT and Barclays, Cllr Corbett for Place Board and Cllr Boast for CLT and Barclays.

192. Minutes of the Meeting held 9 January 2024

It was proposed by Cllr Cooper, seconded by Cllr Last, and agreed the minutes for the Meeting held 09 January 2024 be signed as a true record.

193. Chairman's Communications

Councillor Corbett and I accepted an invitation to attend the Sizewell C Main Development Site to mark the formal start of the construction phase of the Project on 15th January. The Nuclear Minister Andrew Bowie attended together with Suffolk Coastal MP Therese Coffey and other council and community representatives.

On the 24th January a number of Town Councillors together with the Town Clerk and our officers accepted an offer from the SZC office of a conducted tour of the Main Construction Area (MCA), the Temporary Construction Area (TCA), Ancillary Construction Area (ACA) and the Marsh Harrier mitigation site. The tour and the debrief session were very informative and also enabled councillors to have a comparison with Hinkley Point C. Arising out of the visit the Council have confirmed Tim Newton and Spencer Bowdler of SZC will give a presentation at the March Council meeting on the Code of Conduct for their workforce.

I was invited to attend the Rose and Sweet William Club Christmas lunch on 30th January. The members were treated to an excellent two course meal. Some of the members are in their 90's and have lived here all their lives and then others who have moved here more recently but all come to enjoy the opportunity to talk to one another. I thank the volunteers for making this possible for the members of our community.

I recently visited Project40Seven in the High Street and Toby Lindsay-White the Operations Manager explained how, with the help of volunteers, The Leiston Pantry operated and the significant number of people it supports in the area. There is also a School Uniform Exchange and a small area for people to come in and have a drink and a chat. Creative Leiston which has work of local crafters and artists for sale is at the front of premises and a percentage of the sales goes towards helping the services provided.

As Chair of the Council, I am invited to serve on the Galloper Wind Farm Fund panel to consider grant applications. The fund is administered by the Suffolk & Essex Coasts and Heaths National Landscape Team formerly known as Suffolk & Essex Coasts and Heaths ANOB. I had an introductory meeting and the panel are due to meet in March following the closing date for grant applications on 23rd February.

The Suffolk & Essex Coasts and Heaths National Landscape Team will also be providing and planting approximately 285 hedge/tree plants at the Community Orchard and sports field in King Georges Avenue on Friday 16th February between 9.00 a.m. and 11.00 a.m. Some councillors have already indicated they can help and if others and members of the public would like to come along we would be pleased to see them.

There will be a Neighbourhood Plan Engagement Evening to be held at the Community Centre on Tuesday 27th February between 5.00 p.m. and 7.00 pm. This is an opportunity for residents to help review the Neighbourhood Plan made in 2017 and to have an input into ideas for a new plan. There will also be an online option for residents on Thursday February 29th February at 6.30 p.m.

The Leiston Good Neighbour Scheme are holding a Leiston Community Allotment Open Morning on Wednesday 20th March between 10.00 a.m. and 12.0 p.m. at the Valley Road Allotments. I have further details if anyone is interested in finding out more.

I would also ask if you would kindly note the evening of Thursday 6th June for the D-Day 80 event planned to be held at Sizewell which will include the lighting of a commemorative beacon.

There is another event planned for later in the year. The Leiston Squadron of the Air Training Cadets are arranging for the Memorial Plaque to the United States Air Force 357th Fighter Group located on the Council Office building to be rededicated at a ceremony in September.

194. Assets Steering Groups

a) Community Centre and other Assets Steering Group – Note Date of Next Meeting 7 March 2024, 6.30pm, Waterloo Avenue

Councillors noted date of next meeting.

b) Film Theatre Working Group – Notes of Meeting held 25 January 2024

Councillors noted the previously circulated notes. The Clerk informed Councillors a full Health and Safety Audit of the Film Theatre will be taking place shortly.

c) Waterloo Centre Update

The Clerk reported no further updates.

d) ‘Live Well Hub Update

Cllrs noted the previously circulated report. The Clerk informed Councillors Kevin Hines, Operation Lead, East Suffolk and North Essex NHS Foundation Trust has moved on and Sharon Moat, Integrated Neighbourhood Team Manager, NHS has taken over in the interim. The Chair has sent a letter of thanks to Kevin Hines for his support with the ‘Live Well Hub’ project. The Clerk commented that the Live Well Clerk has been providing weekly anecdotal data highlighting the complex cases being dealt with including homeless and poverty. The ‘Live Well Hub’ is making a difference. The Clerk confirmed receipt of £2,500 grant from East Suffolk Council for furnishings.

195. Parks and Recreation Working Groups

a) Parks and Recreation Grounds Steering Group Note of Meeting held 23 January 2024

Councillors noted the previously circulated notes.

b) East Suffolk Services Contract Meeting

The Clerk informed Councillors that tomorrow’s ESSL meeting has been cancelled. The office has received the Services Contract for 2024/2025 which has come in much

higher than budgeted, the office have met with ESSL Contract Managers and been through the schedule in detail and are awaiting the revised contract and charges. It was proposed by Cllr Cooper, seconded by Cllr Morsley and agreed to hold an emergency Finance Committee meeting once the revised schedule has been received and invite members of the ESSL committee to attend.

196. Infrastructure Working Groups

a) Highways Working Group, Note Date of Next Meeting 19 March 2024, 3pm at Waterloo Centre

Cllrs noted the date of the next meeting. The Clerk has this afternoon received an email update from County Cllr Haworth which she will circulate to Councillors tomorrow. The Clerk will also be speaking with John Clement, Head of Infrastructure, SCC at a Clerks meeting on Thursday.

b) Energy Projects Working Group Notes of Meeting Held 6 February 2024

The notes of the 6 Feb meeting will be distributed once finalised.

Councillor Corbett reported the following points of note for this evening:

Monday 19 February councillors are invited to a meeting where those who attended HPC will give verbal feedback on the visit. 6.30pm at the Community Centre.

The Development Consent Order for work to begin at SZC was triggered on 15 January. Chair Cllr Lesley Hill and Vice-Chair Cllr Nicky Corbett attended the press launch at the SZC site on the day.

Several councillors and the office team attended a tour of the SZC site on 24 January. The tour included a look at a fully fitted accommodation pod. The group were able to appreciate the scale of the construction site and the vast expanse of marsh harrier mitigation land to the north of the site and how this has matured since its creation just a few years ago. It was agreed with the SZC team that a six monthly visit would be beneficial.

The group has been working up a priority list for 'quick wins' which might be suitable for the SZC Community Grant scheme. Once the document is finalised, it will be distributed to councillors for their comments. The logistics for applying will be complex, as feasibility studies will be required before the cost of any projects can be calculated. There could also be an overlap between other project priorities (eg Town Masterplan and SZC Traffic and Transport Management Scheme) but we must take the opportunity to apply for funding as soon as possible.

The priority list includes a CCTV network for the town centre and would need money invested in feasibility.

c) Feedback from SZC Main Site Forum held 6 February 2024

Councillors have had the opportunity to see the draft minutes of the meeting held on 9 January. Please note these are protectively marked and as such are not for printing or further distribution.

Leiston-cum-Sizewell Town Council's request for another representative was denied. However, Cllr Corbett requested, at the meeting, that the Chairman give consideration to Sizewell residents being represented. Following the meeting this was granted.

Representatives were only allowed two questions each but there were occasions when this was cleverly circumvented by questions with a number of 'sub questions'. Our own previously submitted questions concerning lighting at the two sites and the speed limit on Lovers Lane were satisfactorily answered.

Cllr Corbett spoke to Tim Newton, Site Safety Manager, SZC, after the meeting and he has agreed to present to council on the contractor code of conduct at the March Council meeting.

Since the Main Site Form, the Northern Traffic and Transport Forum has taken place. We have not been formally invited to join this group but as it includes the temporary green rail route and the B1122, it seems reasonable to request a place on this forum. It was proposed by Cllr Corbett, seconded by Cllr Crisp and agreed that the Council write to the Chair of the Northern Traffic and Transport Forum and request a Council representative on this Forum.

d) Appointment of LTC Representative to the Annual SZC Forum, Tuesday 9 April 2024

The Chair confirmed the annual SZC Forum clashes with our next Council Meeting. It was proposed by Cllr Cooper, seconded by Cllr Levermore to change our April Council Meeting to 2 April 2024, as this date falls immediately after a bank holiday. The proposal was withdrawn. Cllr Cooper made a second proposal to move the April meeting to Monday 8 April 2023, this was seconded by Cllr Levermore and agreed.

It was proposed by Cllr Cooper, seconded by Cllr Motion, and agreed that Cllr Corbett represent the Town Council at the Annual SZC Forum on Tuesday 9 April 2024.

e) Traffic and Transport Update

Cllr Levermore reported no further updates. The Clerk is chasing a date for the next meeting with SZC. A meeting with Steve Merry, SCC Highways is scheduled for Friday.

f) Neighbourhood Plan Review Steering Group

The Clerk referred to the presentation by the CLT and reference to buildings in Sizewell Road. The Clerk confirmed that the Made 2017 Neighbourhood Plan Chapter 11 'Town Centre' ref 11.2 makes specific reference to 'supporting aspirations for the town centre redevelopment and are, in principle, supportive of land contributing to a comprehensive redevelopment proposal for the area as it comes forward'. Councillors endorsed the demolition of the Sizewell Road buildings to bring forward the Masterplan redevelopment opportunities.

The Clerk reminded Councillors of the Community Engagement Event planned for 27th February 2024 (and online on the 29th).

197. Outside Bodies

a) **Leiston CLT**

Cllr Boast reported no further updates.

b) **Leiston Place Board**

Councillors noted the previously circulated notes. The Chair confirmed the next Place Board meeting is scheduled for 15 February 2024.

c) **Library Steering Group – Notes of Meeting held 18 January 2024**

Councillors noted the previously circulated notes. Cllr Dix informed Councillors the Library will be celebrating Suffolk Libraries Day 24 March 2024 with a tea and cake event and urged Councillors and residents to attend.

d) **Fairtrade**

Cllr Dix reported no further updates, a meeting is still to be scheduled.

e) **Barclays Bank**

The Chair commented thus:

The proposed closure of Barclays Bank on 17th May has been very much on the minds of people in our community.

As Chair of the Town Council, I received a letter from our MP Dr Therese Coffey a copy of which is in Councillor's papers under correspondence. I also had communication from Julia Ewart as the Prospective Parliamentary Candidate, Suffolk Coastal Constituency for the Liberal Democrats expressing her concern at the closure. Residents have also received a letter from the MP with an opportunity to sign a petition to encourage the board of Barclays Bank to keep the Leiston branch open.

I can report an approach was made recently by Barclays Bank to our Live Well Hub Co-Ordinator at the Waterloo Centre regarding the possibility of having a banking hub at the Centre.

The Town Clerk and I had a follow-up meeting with Barclays Bank officials where we expressed our disappointment at the proposed closure of the Bank and voiced our dismay that we were not notified directly. Possible options for a banking hub were discussed with the Waterloo Centre being the Bank's preferred venue. The options are being progressed and will, of course, need further consideration by Council.

I ask Councillors if you wish to consider that the Council write to the Board of Barclays Bank.

Councillors discussed the closure in detail. The Town Council will continue to explore the best outcomes for the Town should the closure go ahead.

It was proposed by Cllr Boast, seconded by Cllr Morsley, and agreed to send a letter to Barclays Bank voicing the Council's disappointment and highlighting residents' concerns regarding the closure of Barclays Bank, Leiston.

It was proposed by Cllr Cooper, seconded by Cllr Swift and agreed that the Town Council investigate safeguarding the Barclays Bank building as a Community Asset and/or a Non Designated Heritage Asset.

It was proposed by Cllr Crisp, seconded by Cllr Morsley, and agreed to write to Europa Gold, owners of the Barclays Bank building and ask of their intentions once Barclays vacate in May 2024.

It was proposed by Cllr Crisp and seconded by Cllr Morsley and agreed to await further information from County Cllr Haworth-Culf regarding plans for a public event.

198. Civic Matters/Events

a) D-Day 80 Update

Cllr Corbett reported plans are coming together well. Cllr Swift has been confirming plans with NJB Contractors for the installation of the Beacon. She hoped that as many as possible will attend the event on 6 June 2024 at Sizewell Beach. Starting with light entertainment from 7pm, British Legion Band playing at 8.15pm and finishing with the lighting of the Beacon at 9.15pm. Leiston Cadets will be in attendance. Sizewell Tea have confirmed they will open for the event.

199. Finance

a) Finance Committee Note Date of Next Meeting held 4 April 2024 Councillors noted date of next meeting.

b) Quarter 3 Report – RFO/Town Clerk

Councillors noted previously circulated Quarter 3 Report. The Clerk reported building valuations have been received for all Council assets and insurance will be amended accordingly. She thanked the Admin Officer for assisting with the monthly bank reconciliation.

c) Accounts paid January 2024

It was proposed by Cllr Cooper, seconded by Cllr Boast, and agreed the monthly income and expenditure from Rialtas be approved.

200. Policies and Procedures

a) Code of Conduct and Quick Guide to Interests

The Code of Conduct was approved.

201. Planning Applications – Cllr Cooper

DC/23/4460/FUL Change of use from C3 (residential dwelling house) to a C2 (residential children's home for 3 children) We currently operate two children's homes in Suffolk and are hoping to open a third home in order to respond to a local need for residential children's home places. This will also create job opportunities locally and provide a positive environment for children and young people in which they can develop and thrive growing up in the Suffolk countryside. | 6 Woodlands Leiston Suffolk IP16 4BT

	RECOMMEND APPROVAL
	6 for, 4 against, 1 abstention
DC/24/0007/FUL	Unit to be used as car MOT centre and mechanics. Change of use class from existing B2 to Sui Generis. - Masterlord Industrial Estate Station Road Leiston Suffolk IP16 4JD
	RECOMMEND APPROVAL
DC/24/0234/ADN	Non Illuminated Advertisement Consent - 2 x Entrance Post and Panel signs for "Wild Aldhurst" on posts either side of car park access - Wild Aldhurst Abbey Road Leiston Suffolk IP16 4TA
	RECOMMEND APPROVAL
DC/24/0022/TPO	A2 of TPO No. 17 / 1984 1no. Oak (1 on plan) - Crown reduction by up to 5 metres in height and 4 metres in radial spread, as indicated on supporting photograph - The Farmhouse Badger Wood Lane Leiston Suffolk IP16 4EU
	REFER TO TREE OFFICER
DC/24/0323/TPO	TPO No. 63 / 1993 3no. Lime (T4, T7 and T12 on Order) - Re-pollard 3no. Lime (T5, T6 and T10 on Order) - Reduce in height to previous pollard points and laterally reduce lower crown by up to 1.5 metres 2no. Lime (T11 and T13 on Order) - Crown reduce by 3 metres in height and 1.5 metres in radial spread (semi mature Lime) - Flat 3 Leiston Hall The Gables Leiston Suffolk IP16 4UZ
	REFER TO TREE OFFICER
DC/23/2673/CON	Discharge of Condition Consultation - Marine Management Organisation (MMO) Consultation - Sizewell C - Discharge of Condition 14 of the Deemed Marine Licence - Coastal Processes Monitoring and Mitigation Plan (CPMMP) - Sizewell C And Associated Development Sites
	NO COMMENT

202. County Matters

None.

203. District Matters

None.

204. Questions to Chair

Cllr Levermore questioned when the Christmas Tree and Christmas lights will be taken down. Cllr Dix will chase this up with Leiston Events Group.

Cllr Levermore reminded Councillors of the Community Orchard Event Friday 16 February 9am-11am.

Cllr Levermore commented she is aware the verges review is still outstanding, Cllr's Motion and Swift agreed to assist her with this.

Cllr Corbett raised the prolific signage in the town and asked for an update from East Suffolk Council enforcement.

The meeting finished at 9.45pm

Chair _____

Dated _____