

LEVINGTON AND STRATTON HALL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON

8th JULY 2019 IN THE VILLAGE HALL AT 7.15 PM

Present: Councillors: David Long, Chairman ('DL'); Julian Mann, Vice-Chairman ('JM'); James Ramsay ('JR'); Andrew Abram ('AA'); John Bailey ('JB') Parish Clerk: Lucy Buckle ('LB');

- **VILLAGE FORUM**

An opportunity for residents to give comments on any issues *on the agenda*. (Per standing orders: Max 15 minutes unless otherwise directed by the Chairman; a member of the public shall not speak for more than 3 minutes).

The formal meeting of the Parish Council started at 7.20pm

1. APOLOGIES FOR ABSENCE – Cllr David Pryke due to holiday

2. CODE OF CONDUCT & DECLARATIONS OF INTEREST

No declarations where made.

3. TO SIGN AS A CORRECT RECORD THE MINUTES OF MEETING ON 15th MAY 2019

The minutes were approved and signed by David Long (Chairman)

4. TO ELECT COMMITTEES, OFFICERS, LEAD COUNCILLORS & CO-OPTION TO COUNCIL

Louise Overby had been nominated as the Coast and Path lead, Ian Angus as the Trustees for the Almshouses and Cllr AA said that he would be happy to help co-ordinate the village litter collections.

5. MATTERS TO REPORT FROM THE LAST MINUTES (not covered elsewhere on the agenda) - None

6. PLANNING MATTERS

- a) Stationing of mobile caravan and decking for cafe use (A3) including change of use of land. - TS Bar Lay by Felixstowe Road Levington Suffolk Ref. No: DC/19/1692/COU | Received date: Wed 24 Apr 2019 | Status: Pending Consideration | Case Type: Planning Application

PC Planning Meeting held on the 20th May, Decision:

- i. The Parish Council contends that this application, which has the important element of "Change of Use", not be considered until there is clarity of use on the Darren Pack [Eastern Structures] development, and the designation of unused parts of the site.

- ii. If East Suffolk Council does consider this application in isolation from the overall use/designation of this site, the Parish Council does not support the planning application due to the proposed change of use.

- b) Eastern Structures' site: Retrospective Application - Continued use of land and building as depot for construction company - Storage Land Felixstowe Road Levington Suffolk.

Ref. No: DC/19/2148/COU | Received date: Tue 28 May 2019 | Status: Pending Consideration | Case Type: Planning Application

Background: there is now an earthenware concrete reinforced bund along the perimeter with the Old Felixstowe Road and lay-by. This makes vision onto the site very difficult. However, it has been noted that large plastic pipes seem to be stored on site.

PC Planning Meeting to be held on the 3rd June.

- c) Orwell Green Application No: DC/19/1988/OUT Proposal: 'Orwell Green Garden Village' - 2,700 homes at Land to the North of the A14 and West of the A12 Near 7 Hills Junction

At this very late stage, the Parish Council has been informed by East Suffolk Council of an outline planning application belatedly submitted by Gladman Developments Ltd for 2,700 houses plus employment buildings, recreational facilities, possible school and community areas. This has not been included in any public consultation and therefore considered along with the many other proposals contained in the Draft local Plan. The Parish Council considers this as dubious practise by the applicant to avoid the close scrutiny given to the Draft local Plan in its various stages over the last few years.

The Parish Council Planning Committee are aware that under the 'Duty to Co-operate' East Suffolk Council has shown compliance with this by working with neighbouring LAs especially, in respect of this outline planning application, Ipswich Borough Council.

The East Suffolk Council Draft Local Plan to 2036 indicates there is sufficient planning for housing to meet apparent needs. The Ipswich Borough Local Plan includes many areas for development, including the Ipswich Garden Suburb, and again shows provision meets needs to 2031. Therefore, the Parish Council does not accept that a housing need has been clearly identified which supports a housing development of 2,700 dwellings.

Following are more particular comments on the outline planning application:

1. It is likely that around 6,000 people would be living on this site which would generate a great deal of road traffic. The developer's proposal is to create an additional roundabout on the A12 between Seven Hills junction and the road bridge carrying Bucklesham Road over the A12. Other traffic would use the existing narrow country roads of Bucklesham Road and Straight Road. The Parish Council is unconvinced about the 'self-sufficiency' of this development and believes a great deal of additional road traffic will be generated off the housing estate.
It is considered these traffic arrangements are completely unsuitable.
2. If the additional roundabout was ever constructed it would be a three-way junction – A12 to the north and south, and to the new development to the west. In the longer term there would be potential access to developments to the east [in the direction of Felixstowe] which would further the coalescence between Ipswich and Felixstowe.
The Parish Council opposes the potential for joining the two towns.

3. The developer states that improved public transport will mitigate the impact of increased traffic.
The Parish Council is not convinced by this assertion and as there is no clear evidence to the contrary, believes a great deal of additional road traffic will be generated.

 4. Although the Parish Council is aware that East Suffolk Council is easing planning restrictions in the countryside to achieve its building targets, the enormous scale of this development is considered far too large for a countryside development. In fact, it would firstly destruct and secondly urbanise the countryside.
The proposed massive housing estate would be of such a scale to completely dominate nearby existing villages.
The Parish Council considers this proposed development completely disproportionate in size for its intended location which would dominate local villages, and the massive scale inappropriate to a countryside setting where smaller scale developments are more in keeping with the natural/farming environment.

 5. Noted some nearby larger proposed developments included in the Draft Local Plan. 2,000 dwellings at Brightwell Lakes [formerly Adastral Park], 2,000 dwellings at the Garden Neighbourhood at Felixstowe, Innocence Farm for commercial use, and a new large business park on the Old Felixstowe Road opposite the Seven Hills Junction/crematorium. Also, but not in the Draft Local Plan but having planning consent, is the conversion of agricultural buildings to business use at Walk Farm at the other end of the Old Felixstowe Road. The Parish Council considers Orwell Green Garden Village is one additional huge development in this area which would contribute an unwanted urban sprawl from Ipswich.
- d) Cllr JB has raised at previous meetings the suggestion that we add to the procedural checklist for considering planning applications. The Parish Council was in favour of testing the paper with future planning applications that would arise in the next 6 months. The process would then be review and considered for formal adoption.

7. FINANCE

- a) Bank balances at 30th June 2019 (reconciled to bank statements):

- Current account: £21,938.11;
- Deposit account: £7,136.98.

(To note the Clerk is working on setting up a separate account with Barclays for the Solar Farm Funds of £15,000)

- b) Income since last meeting:

- £4,379.50 from Precept

- c) Income anticipated before next meeting:

- None expected

- d) Payments made since meeting & approved at that mtg and/or budgetted: Nil

- e) Payments due to be made before next meeting were approved:
- Salary for LB for May & June £436.80 including £64 homeworkers allowance;
 - HMRC £248.80
 - Newsletter and stamps £74.40;

8. STANDING ORDERS REVIEW – The Parish Council formally approval the updated Standing Orders for 2019/20.

9. INNOCENCE FARM UPDATE

The Clerk has confirmed to the Cross-Boundary Group that the Parish Council will not be providing any funding the services of a barrister (the cost of the engagement was estimated by KATCAG at approx. £25,000.)

A meeting of the Cross Boundary Group is to take place at 2 pm on Friday 5 July at Kirton Pavilion. The group will meet as a working party which means that the meeting will **not** be open to the public. More importantly it also means that the group will not be able to take decisions; any matter for decision will need to be considered later by the member PCs at a meeting of their full PC or a meeting of a Committee of the PC. In either case the meeting will be properly convened which means that three clear days' notice must be given.

The meeting anticipates that in the first instance the Planning Consultant will set out to produce a hearing statement. As any hearing statement needs to be with the Programme Officer by Friday 2nd August and will be a major piece of work, it follows that any decision which might be required in order to give the go ahead to the consultant, will need to be made urgently. The decision is likely to be one relating to costs and thus of greater relevance to Kirton & Falkenham, Trimley St Martin and Trimley St Mary Parish Councils.

Cllr JB raised that if local councils utilised precious funds on legal specialists that there was a real concern that Trinity and Bidwells would just buy further specialist guidance for the next stages and that it did not feel like a level playing field.

10. PROJECTS

- Notice board at Red House Farm - This board had been removed temporarily while the Vincents carry outwork to the entrance to their farm. As of writing the site of the board is not yet ready for it to be erected.
- Listing of the War Memorial – the Church have received the following letter:
20 May 2019

Dear Reverend Canon Wilson,

Levington War Memorial, St Peter's Churchyard, Church Lane, Levington, Suffolk

INOTIFICATION OF LISTING ASSESSMENT AND INVITATION TO COMMENT

I am writing to inform you that we are assessing the above structure for addition to the List of Buildings of Special Architectural or Historic Interest.

As the Government's statutory adviser on the historic environment with responsibility for listing, the Secretary of State for Culture, Media and Sport has asked us to assess whether the structure holds special architectural or historic interest.

We have completed our initial assessment to consider whether the memorial has special architectural or historic interest. Please follow the link below to download a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Digital, Culture, Media and Sport.

<http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=91FB099B-262E-44AA-85A2-7B4F7C0D141A&cn=E42D4C2B-92D0-40DA-B810-0B372DD68B4F>

If you have any further information or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or by post within 21 days from the date of this email . If you do not intend to send us any further comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our recommendation. We will notify you of the Secretary of State's decision in due course.

If you have any questions in the meantime please do not hesitate to contact me, quoting our reference 1451382. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at <https://historicengland.org.uk>.

Yours sincerely

Jerome Tait

Listing Adviser - West

Cllr DL has emailed Mr Tait dated 13/6/2019 about the possibility of the war memorial being listed. As yet no response from Mr Tait has been received. There is also a possible water problem between the war memorial and church. This is something we may consider for funding from SCC or ESC depending on whether they have any funds to allocate this year. Ian is obtaining an estimate.

It was raised that there was an issue with dampness in the Church by the war memorial and there would be a need to understand what the Grade 2 listed responsibilities would entail.

11. CLERK VACANCY

The Clerk would continue to seek a replacement as she has handed in her resignation. She would email local Clerks to see if there would be any potential candidates for the role. She was thanked for maintaining the role in the meantime.

12. CORRESPONDENCE

The Clerk's understanding is that Cllrs no longer wish to have the list of correspondence recd & sent. To note that Cllrs are sent all communications received by the Clerk unless clearly not relevant eg adverts for street furniture.

13. REPORTS FROM COUNCILLORS AREA OF REPOSNSIBILITY

- a. **Tree and Church field warden**
Nothing to report
- b. **Village Hall**
There was a meeting in May which Cllr JM would send out the minutes.
- c. **Sir Robert Hitcham's Almshouses**
Nothing to report.
- d. **Public Transport**
Nothing to report
- e. **Coast & Heaths & footpaths**
Nothing to report
- f. **Nacton School**
Regular newsletters continued to be received during term time.
- g. **SALC**
Nothing to report
- h. **Port Liaison Group**
Next meeting the 3rd Oct 2019.
- i. **Police/SNT:** Cllr JR attended the June meeting which was mainly Felixstowe focused but it was pleasing to see that the horsebox that was reported had now been moved and was noted.

Formal Meeting of the Parish Council ended at 8.30pm

VILLAGE FORUM (Opportunity to raise issues not necessarily on this agenda)