

Minutes of Little Bealings Parish Council meeting held with members in remote attendance (via Zoom) at 7.15pm on 21 September 2020

Present: Mr I Ransome (Chairman), Ms D Head, Dr C Hopkins, Mr D Hunter, Ms H Saagi and Mrs M Wilson

In Attendance: Mrs C Ramsden, Clerk to the Council

Also Present: District Councillor Colin Hedgley

1. Apologies, Declarations of Interest and Dispensation Requests

Apologies were received from Mr M Garnham, who was away. It was **RESOLVED:**

- To accept the apologies for absence.

Declarations of a personal interest in item 4 on the Agenda, The Admiral's Head, were made by Ms Head, Dr Hopkins, Mr Hunter, Mr Ransome, Ms Saagi and Mrs Wilson, as they had all pledged to buy community shares in the pub.

Declarations of a personal interest in item 4 on the Agenda, The Admiral's Head, were also made by Ms Head and Ms Saagi as they were members of the Friends of The Admiral's Head (FoTAH) Management Committee, and by Ms Head as the spouse of the Chairman of FoTAH.

2. Public Participation Session

No members of the public were present.

3. Planning

3.1. Planning Policy

It was **RESOLVED:**

- To adopt a new Planning Policy to be published on the Council's website as follows:

The Council will take the following into account when considering planning policy matters and planning applications:

- A. The sustainability of the development, both in terms of design and the ability to access services
- B. The impact on local traffic speed and volume: development proposals which will significantly increase traffic on narrow roads will be resisted
- C. The impact on residential amenity, including noise, dust, daylight, vibration, visual amenity and light pollution: the Council will support the retention of the quiet, rural environment
- D. A negative impact on the surrounding character of the land, or visual harm to the historic or natural environment will be resisted, but not to the extent of requiring the Council to object to modern design proposals

- E. The need to avoid coalescence of the various distinct parts of the village, which could arise from development outside the Settlement Boundary
 - F. The need for the village to evolve and attract new entrants able to purchase smaller properties: small developments within the Settlement Boundary which are appropriate in size, location and character will not usually be resisted
 - G. There will generally be no objection to the extension of existing properties, dependent upon the impact upon adjoining properties and visual impact from the highway
 - H. Site Specific Policy: The Council supports the re-opening of the Admiral's Head as a public house to serve the parish and surrounding parishes, and the use of the Admiral's Head car park by the local community for Bealings School, Bealings Village Hall, Angela Cobbold Hall and All Saints' Church parking, subject to the commercial needs of the pub, to improve road safety.
- To advise Great Bealings and Playford Parish Councils of the Council's new Planning Policy and the potential impact of the new Local Plan Policy SCLP5.4 Housing in Clusters in the Countryside.

3.2. DC/20/3387/FUL: Erection of two-storey dwelling and formation of vehicular access to Martlesham Road – Bealings Holt, Martlesham Road

The Council noted the comment of the applicant's agent regarding the compliance of the development to Policy SCLP5.4 Housing in Clusters in the Countryside in the new Local Plan, and that the impact of the policy could be significant, leading to infill development along Martlesham and Playford Road. The negative experience of Kesgrave, where significant infill development had taken place, was noted, as was the cumulative impact of development along these roads on the volume and speed of traffic and the character of the area. It was **RESOLVED**:

- To object to the development on the grounds of the cumulative negative impact of infill development along Martlesham and Playford Road and that, if the application was determined at an ESC Planning Committee, the Chairman would represent the Council.

3.3. DC/20/3340/FUL: Extension to create single storey garden room with minor internal alterations plus roof lights – Beacon Ridge, 24 Beacon Lane, Martlesham Road

It was **RESOLVED**:

- That there was no objection to this development.

3.4. Sizewell C: Registration as an interested party

It was **RESOLVED**:

- To register as an interested party to enable comment on the Transport Strategy, specifically any increase in local traffic as a result of the Road Strategy and any impact of a Rail Strategy on residents who lived close the railway line and on the local public rights of way network.

3.5. Update on Previous Applications and Enforcement Matters

3.5.1. ENF/2019/0303/USE: Enforcement Action at The Chestnuts, Martlesham Road

It was noted that East Suffolk Council (ESC) had not served an enforcement notice and that the business continued to operate from the property. It was **RESOLVED**:

- To make formal complaint to ESC that no action had been taken.

3.5.2. DC/20/2730/FUL: Construction of a single storey domestic annexe: Broom Bank, Sandy Lane

This application had been approved.

3.5.3. DC/20/1471/FUL: Erection of a self build three bedroom detached dwelling and detached garage and store within garden amenity land: No 1 Holly Lane

The applicants had appealed against ESC's refusal to grant permission.

3.5.4. SCC/0071/19SC: Erection of noise attention fence at Sinks Pit

The Environment Agency had visited to test noise and dust levels. Operating hours remained a concern, with activity starting on one occasion at 6.15am on a Saturday when repairs were being carried out. SCC had advised the operators that this activity was not to be repeated.

4. The Admiral's Head: Report from the Working Group

Ms Head, as Chairman of the Group, reported that it had met on 10 September and Terms of Reference were being prepared. It had written to County Councillor Andrew Reid concerning Compulsory Purchase of the pub. Documents were being prepared for public consultation on a Public Works Board Loan, and the views of the Plunkett Foundation advisor were being sought about the implications of the Parish Council owning the pub. Residents were being advised of the deadline to respond to the ESC consultation on the planning application for change of use of the pub to a dwelling.

5. Date of Next Meeting

The next scheduled meeting of the Council would be on 2 November 2020, in the Village Hall if possible, but an additional meeting would be held on 5 October by zoom to consider a planning application for change of use of the Admiral's Head.

There being no further business to discuss the meeting closed at 8.12pm.