

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at
7.15pm on Monday 6 January 2020**

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

In attendance: Mrs C Ramsden, Clerk to the Council

Also present: District Councillor Colin Hedgley (for part of the meeting) and the Chairman of the Friends of the Admiral's Head (Fotah)

1 Apologies, Declarations of Interest and Dispensation Requests

Apologies were received from Mr Ransome, who was away. In the absence of the Chairman, Mrs Wilson, as Vice Chairman of the Council, took the chair. It was **RESOLVED:**

- to accept the apologies for absence.

Declarations of a personal interest in item 12 on the Agenda, The Admiral's Head, were made by Mr Garnham, Ms Head, Mr Hunter, Dr Hopkins, Ms Saagi and Mrs Wilson, as they had all pledged to buy community shares in the pub.

2 Public Participation Session

No members of the public were present.

3 Minutes of the Meetings held on 4 and 18 November 2019

It was **RESOLVED:**

- to approve the minutes of these meetings.

4 Matters Arising from the Minutes

There were no matters arising.

5 Website and 'Ease of Access'

The webmaster had advised that the introduction of the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations 2018 had required the Council's website to be accessible for disabled users. This would require a review of the whole website and the work could take some time. Community Action Suffolk were offering one-to-one training on meeting the requirements of the Regulations at a cost of £48. The webmaster proposed that the Council fund the training session. Given the amount of work that could be involved in making the necessary website changes, the Clerk had suggested to the webmaster that she propose a fee to be paid by the Council to her to undertake the work. She had suggested £10 an hour. It was **RESOLVED:**

- that the Council fund the CAS training session at a cost of £48
- that the principle of paying the webmaster for her work at £10 an hour was agreed, but that she advise as to the likely actual cost after the training had been completed.

6 Planning

6.1 Previous Planning Applications Update

6.1.1 ENF/2019/0303/USE – The Chestnuts, Martlesham Road

ESC had advised that the cars parked at the property were considered to be private cars and that there was no evidence that they were being bought and sold at the site. It was considered that the cars were not private, but were stock for a car sales business. It was also understood that the website Gumtree described the sale of the cars, stating that the business operated from Little Bealings. It was **RESOLVED**:

- to advise ESC of the Council's view and the information regarding the Gumtree website.

6.1.2 DC/19/2666/FUL - Construction of 2 No. new buildings and use of land for vehicle and plant hire operator(s) comprising offices, workshops, associated parking, drainage infrastructure etc to allow for the hire, storage, sale, maintenance and servicing of vehicles, plant, machinery and equipment at Kesgrave Quarry Sinks Pit

It was noted that permission had been granted, with conditions. The application had been determined at an ESC Planning Committee meeting, at which Ms Saagi had represented the Council's views, and there were concerns about matching operating start times with existing planning consents. A noise assessment was to be carried out and the Committee had asked that the Council be advised to whom to complain if noise levels were thought to be exceeding the statutorily permitted level.

Mr Hunter advised that the letter missing from the online consultation papers had subsequently been published.

6.1.3 SCC/0071/19SC Erection of a noise attenuation fence with associated recontouring along northern boundary bund at Kesgrave Quarry Sinks Pit

SCC had advised that it was working with the applicant and SCC Waste in respect of an alternative bund height/arrangement that would benefit local residents as much as possible.

6.2 Attendance at ESC Planning Forum on 24 January 2020

It was **RESOLVED**:

- that the Chairman would attend this event on behalf of the Council

7 Highways

7.1 Installation of New Grit Bin

It was noted that this had been installed in The Street. SCC would be provided with an up to date plan showing the locations of the Council's three grit bins in The Street.

7.2 SAVID

7.2.1 SID Insurance

It was that understood that confirmation could be obtained from Grundisburgh Parish Council that the SAVID SID was an item included on its insurance schedule. Volunteers would be covered by the Council's own policy for public liability and accident when moving the SID.

7.2.2 Locations for SAVID SID Use in The Street

It was noted that SCC had advised that the Council could not stay on its rota for use of the SCC SID in Playford and Martlesham Road, if the SID device was also used at these locations. However, it would agree to the Council staying on the rota for the

present if the SAVID SID was used at new locations in The Street. It had advised that it was preferable if existing traffic sign poles could be used for the SID, but funding was available at present for the installation of new poles if necessary. It had been established that the SAVID SID could be calibrated for use in the 20mph zone. Mr Garnham had inspected possible sites and details had been circulated to Councillors. It was **RESOLVED**:

- that application would be made to SCC for the use of the SAVID SID at two locations, one in The Street near the bridge and one by the Village Hall.

7.2.3 SAVID Meeting in March

It was noted that a date was not yet available for this meeting in Clopton and so attendance could not be confirmed.

8 Report from Local District Councillor

District Councillor Hedgley's report had been circulated. He drew attention to the availability of dog bins and free bags if dog mess was an issue in the village.

9 Public Sewer for The Street

It was noted that both Ropeth (for the Angela Cobbold Hall) and the Fotah (for the pub) had contacted the Environment Agency regarding Anglian Water's proposed delay in installing the new sewer. Anglian Water had sent a detailed response to the Environment Agency which included a reference to the pub being considered a 'domestic dwelling'. It was **RESOLVED**:

- to advise the Environment Agency that it was not appropriate to consider the pub as a domestic dwelling
- to ask Dr Poulter MP about progress on the appeal.

10 Police

10.1 First Tier Liaison Meetings

The minutes of the previous meeting had been circulated and Dr Hopkins reported that parking for schools had been discussed. It had been suggested that, as it was a private road, the residents could close Sandy Lane to vehicles on occasion if they wished, to stop parents driving along it. It was **RESOLVED**:

- that Dr Hopkins would represent the Council at the First Tier Liaison meeting on 23 January 2020.

11 Climate Emergency

It was suggested by Mr Garnham that the Council consider if it could advise residents on the issue and whether there were any personal positive changes that could be made. It was **RESOLVED** that, especially as the topic was also relevant to consideration of the impact of the Ipswich Northern Route proposals,:

- Mr Garnham approach a U3A lecturer on the topic, with an invite to present to residents at the Annual Parish Meeting on 2 March 2020
- a local farmer, who was known to be having difficulty with planting due to the weather also be invited to present to residents at the Annual Parish Meeting

It was **RESOLVED**:

- not to exclude the public for consideration of the next item.

12 Sale of The Admiral's Head

12.1 Update from FoTAH

The Chairman of Fotah reported that an offer of £275,000 (subject to surveys, including for the drains, and negotiation regarding overage) had been made for the Admiral's Head. This had been the figure given in the RICS Red Book valuation. It was £120,000 less than the asking price and had been rejected. The offer would not be increased and the agent had been made aware that the offer remained on the table. Fotah was continuing to raise funds, in case the offer was accepted. Another potential buyer had viewed the pub twice, but no offer had been made. The total cost of purchasing, refurbishing and supporting the pub during the first years of trading as a community pub was £450,000. Around £87,000 had been pledged for the purchase of community shares, with the highest number of pledges coming from Little Bealings residents.

Playford Parish Council had decided not to consult its residents about support for a Public Works Board Loan (PWBL) to be used to purchase community shares, and Great Bealings Parish Council would be considering a similar consultation at its next meeting.

Business and Community Benefit Plans, which would enable applications for grants and loans, were being finalised, but a Public Works Board Loan taken out by the Parish Council for £225,000 was critical to the success of the project.

12.2 Consideration of a Public Works Board Loan and Public Consultation

It was noted that there was no obligation on the owners to accept any offer for the pub, but if funds were in place for a community purchase based on the professional valuation figure, any subsequent application by the owners for change of use was less likely to succeed. Thus it was important to continue to consider funding for the project.

It was also noted that the Council did not have powers to 'on loan' a PWBL to Fotah. However, NALC had advised that it had powers to purchase Community Shares, to contribute to the cost of works on 'parish property' (which would include the pub refurbishment) and to purchase a part of a property. It could lease a purchase of property to a community group at a peppercorn rent. In theory therefore the Council could borrow £225,000 and purchase the maximum amount of Community Shares available to a single investor (£100,000), donate to the cost of refurbish works and/or purchase the pub car park. Purchase would only be possible as part of a purchase of the pub building simultaneously by FoTAH and would require a lease to ensure that community and pub parking were appropriately secured.

It was noted that time was very short for a public consultation on an increase in the precept for 2020/21 to fund a PWBL, and also that the concept of a separate purchase of the pub car park had not been the basis upon which Fotah had promoted the project to date or launched the Community Share pledge scheme. After discussion it was **RESOLVED** that:

- the Council would not pursue a purchase of the car park
- the Council would give further consideration to a PWBL for £225,000 subject to:
 - Fotah providing full details of the cost of refurbishing the pub so that use of a PWBL for a donation could be considered
 - the outcome of a public consultation on a PWBL application, which provided residents with full details of the project, the proposed use of the PWBL and the implications for the precept

In view of the short time available to undertake effective public consultation on a PWBL application which affected the precept for 2020/21, it was also **RESOLVED** that:

- The Council would meet on 20 January to consider the information regarding refurbishment costs provided by Fotah and a draft public consultation document
- If the public consultation proceeded it would run from 1 – 16 February 2020, with a consultation booklet delivered to every household in the parish, posters and use of enews, and an Open Meeting held in Bealings Village Hall at 6.30pm on Friday 7 February
- Fotah would write the lead item article in the February edition of the Fynn Lark News to update residents on the project and launch the consultation
- the Council would meet on 24 February to consider the outcome of the public consultation and whether to proceed with a PWBL application.

13 Finance

13.1 Internal Control Statement and Bank Statement/Cheque Book Reconciliation for the Third Quarter

It was noted that the Internal Control Statement had been completed by Mr Hunter and was in order. The bank statement for December had not yet been received to enable the reconciliation to be carried out.

13.2 Fynn Lark News Donation for 2020/21

The Chairman and Clerk had attended a meeting at which the increasing cost of producing the magazine, the income it received, and the wish to continue to have it delivered free to every household in the four parishes, had been discussed. It was **RESOLVED**:

- to increase the donation to the Fynn Lark News for 2020/21 to £250

13.3 Income and Authorisation of Expenditure

Income of £5.16 had been received from Gt Bealings Parish Council, 50% of the cost of insuring the shared wooden village sign. It was **RESOLVED** that the following expenditure be incurred:

- ESC charge for Parish Council elections in May 2019: £661.74
- Clerk's net salary for January and expenses: £333.29
- PAYE for January: £68.20
- Clerk's net salary for February: £273.70
- PAYE for February: £68.20

A schedule of the above payments was signed by the Chairman and cheques were signed by Ms Head and Dr Hopkins.

14 Matters Arising from Circulated Items

There were no matters arising.

15 Correspondence

Details had been received from a resident of Gt Bealings about a proposed history of the villages. It was **RESOLVED**:

- to advise the resident that the Council supported the project and wished him luck with it.

16 Dates for Council Meetings until March 2021

It was **RESOLVED** that the Council would meet:

- As previously agreed, on 2 March 2020 (also the Annual Parish Meeting)
- On 11 May (also the Annual Parish Council meeting), 6 July, 7 September and 2 November in 2020, and on 4 January and 1 March 2021, and on such other dates as were required by the business of the Council

17 Arrangements of Annual Parish Meeting on 2 March 2021

It was **RESOLVED** that:

- the meeting would have 'Climate Emergency' as its theme as set out in item 11 above
- that refreshments would not be served.

18 Date of Next Meeting

The next meeting of the Council would be on 20 January 2020.

There being no further business to discuss the meeting closed at 9.15pm.