

**Minutes of Ufford Parish Council Meeting**

Held on 22<sup>nd</sup> August 2022 ~ 6.00pm

St Mary's Parish Hall, Church Lane, Ufford

**Present**

Cllr. David Findley (Chair)

Cllr. Keith Bennett

Cllr. Nick Crocker

Cllr. Pat Edworthy

Cllr. Jane Hawthorne

Cllr. Kathryn Jones

Cllr. David Pearce

Cllr. Nigel Smith

Judi Hallett (Clerk)

Four members of the public were present

*The Chair welcomed everyone to the meeting.*

**1. Apologies for absence:**

a) To Receive Apologies:

Apologies had been received from Cllr. Vincent Smith (Away), Cllr. Steve Mayhew (Covid), and Cllr. Ashley O'Malley (Away).

b) To Accept Apologies:

Cllr. Pearce proposed that the apologies of Cllrs Mayhew, V Smith, and O'Malley were accepted. This was seconded by Cllr. Hawthorne and all were in agreement.

**2. To receive any:**

a) Declarations of Pecuniary Interest in Agenda Items

None

b) Declarations of Non-Pecuniary Interest in Agenda Items

None

c) Applications for Dispensation on Agenda Items

None

d) Declarations of Gifts or Hospitality received over the value of £25.00

None

e) Notification of Lobbying with reference to any Planning Application to be discussed

None

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*Chair's initials.....*

**3. Public Session:**

a) Reports or comment from any member of the public (notes only):

- DC/21/3237/FUL – We would like to reiterate our objection to this application, this is urbanisation of the village, there is no requirement for extra units in the area (others are available elsewhere), the junction at the top of the Avenue is notorious and additional traffic will inevitably lead to a very serious accident where there could be fatalities. There is talk of a cycle and pedestrian path from the site down to the Avenue to encourage access to the Recreation Ground, this is a very dangerous and dark place for children to be crossing the road, there is a Café at Ufford Park Hotel and the pubs do coffees, there is no need for a further facility
- DC/21/3237/FUL – I support the above points, this is continued development in a rural village
- DC/21/3237/FUL – I too echo the above concerns [the Chair encouraged all members of the public to write in to ESC with their concerns]

b) Reports or comment from ESC and SCC Councillors:

- **Cnty Cllr. Alexander Nicoll** – Cllr. Nicoll was not in attendance.
- **Dist. Cllr. Carol Poulter** – Cllr. Poulter was not in attendance.

**4. To sign Minutes of meeting dated 19<sup>th</sup> July 2022:**

The minutes of the Full Council meeting dated 19<sup>th</sup> July 2022 had been circulated and slight amendments had been made to the initial draft. The minutes were proposed as a true record by Cllr. Bennett, seconded by Cllr. Crocker and all Councillors were in agreement that they be signed.

The Clerk agreed to publish the minutes on the website.

**Action: Clerk**

**5. To discuss and agree responses to the following Planning Applications:**

- a) DC/22/2768/FUL - Demolish existing bungalow dwelling. Build new 2 storey dwelling – Oakdene, School Lane, Ufford. Councillors made the following comments:
- We have previously objected to this proposal; the only difference now is that they are demolishing the existing building and building from scratch, the design and materials are very similar
  - There are a number of alternatives shown in the plans (e.g. black wooden cladding or Zinc on the walls and corrugated iron or tiles on the roof) this makes it very difficult to assess
  - The previous two applications have been permitted by ESC but that is no reason not to reiterate our concerns.

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*Chair's initials.....*

- There have been no objections from neighbours to date but I still feel our original objections regarding Overdevelopment of the Site/Scale of the Building, Inappropriate Materials (almost totally Black building) and the Corrugated Iron roof not in keeping with the Street Scene are still valid and should be reiterated to ESC.
  - **Conclusion: Objection** (Prop. Cllr. Findley, Sec: Cllr. Hawthorne Councillors voted 'all in agreement' to this motion). The Clerk agreed to submit comments to ESC.
- b) DC/21/5550/FUL | Erection of a solar photovoltaic (PV) array, with a total export capacity of up to 21 MW. Each of the solar panels will be mounted on a fixed panel system. The panels are covered by high transparency solar glass with an anti-reflective coating which minimises glare and glint, while aiding in the maximum absorption of the available sunlight. The panels are dark grey/blue in colour and are mounted on a frame of anodized aluminium alloy and galvanized steel. | Land At Park Farm, Loudham Hall Road, Loudham. Councillors made the following comments:
- There have been changes to the hedges, footpaths and woodlands, there have also been objections from most neighbouring parishes (with the exception of Pettistree) and from Nicholas Newton (ESC Arboricultural Manager)
  - I feel our objections are still valid, this will be a very visible development in the Deben Valley and will affect a very well used footpath
  - I feel we should encourage the use of Solar energy
  - **Conclusion: Objection** (Prop. Cllr. Bennett, Sec: Cllr. Jones, Councillors voted 7 in Favour with 1 Abstention to this motion). The Clerk agreed to draft a letter.
- c) DC/21/3237/FUL - Demolition and clearance of former nursery buildings and structures, erection of a Class E (A) convenience food store, Class E (B) cafe and 11 No. business units (9) (i) (offices); access, car parking spaces and landscaping at Part Of Former Crown Nursery, High Street, Ufford – Additional Documentation added on 9<sup>th</sup> August 2022. Councillors made the following comments:
- Our previous comments (and those of residents) are still logged and valid and there is no need to repeat them. We should concentrate our letter (should we decide to write one) on the new Transport and Highways Assessment and documentation lodged after our original letter
  - This is so obviously a 'desktop survey', and it is clear the author has never been to the site
  - The impact of Sizewell C traffic is not mentioned anywhere in the report
- After extensive discussion it was agreed that the following items should be included in a further letter of objection:
- Traffic Volumes inconsistent – report quotes 7 vehicles per minute (1 every 15 seconds) with a 25% increase being 'not significant' and then mentions 70% of customers walking so there will be a 'decrease' in traffic volumes

- Shop - Depending on the type of shop, it may encourage drivers to exit the A12 to use it
- Street Lighting – Part 2.23 talks of the need for Street Lighting – this is a rural village not a town
- Cycle Access – At Section 5.5 it mentions the National Cycle Network (NCN1) but this is over 3K away and the other side of the A12 with no safe crossing place
- Buses – It accurately describes the number 64 bus and its frequency but does not mention the start and end times of the timetable and that these will mean employees of the café, shop and business units cannot easily use the bus as a means of travel
- Parking – At section 3.11 there is a claim that there will be 23 vehicle movements in and out of the site per hour. It also claims just 60 spaces for the Business Units. There is no mention of lorry or HGV parking, this will probably be on High Street/Yarmouth Road
- Signage – Lots of signage is planned, totally out of keeping for a rural village
- Refuse Lorries – The report claims the same lorries that attend Goldsmiths will also attend the site, but there will be commercial bins in the site and these are collected by a different refuse lorry.
- Comments from Police – These mention a rise in crime in the area is probable, if the development goes ahead.
- Bats – There is a holding objection from James Mayer (ESC Ecologist) with reference to the light pollution affecting the bats in the area; we should support this
- Other Local Businesses – This development could have a negative impact on other local businesses (such as Ufford Park Hotel and the local pubs)
- Crash Reports – Not sure where these have been obtained from but they are clearly wrong and include a statement that Nursery Lane is a ‘dual carriageway’!
- **Conclusion: Further Objections, quoting grounds above** (Prop. Cllr. Jones, Sec: Cllr. N Smith Councillors voted ‘all in favour’ to this motion). Cllr. Jones volunteered to draft a letter.

**Action: Clerk and Cllr. Jones**

## 6. Finance Matters:

### a) To authorise the following Invoices for Payment:

i.	PKF Littlejohn LLP (Limited Assurance Review of 2021/22 Accounts)	£240.00
ii.	Friends of Parklands Wood	£200.00
iii.	Westcotec Ltd (Data Collection for SID)	£660.00
iv.	D Findley (Water Testing Kit)	£93.97

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Chair's initials.....

The above payments were proposed by Cllr. Edworthy, seconded by Cllr. Pearce and all were in agreement they be paid. The Clerk agreed to contact Cllrs. Mayhew and Bennett to request that they authorise the online payments the following day.

Cllr. Findley confirmed the water testing was now happening on a regular basis and that the project would be discussed at the September meeting.

e) To note Payments made since last meeting:

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|--|---------|
| i. J Hallett (Salary and Expenses)                                     | £782.98 |
| ii. SCC Pension Fund (Clerk's Pension)                                 | £214.08 |
| iii. Compass Point Planning and Rural Consultants (Neighbourhood Plan) | £560.70 |

f) To note Payments received since last meeting:

- i. None

Action: Clerk

**7. To receive agenda items for next meeting and agree date of Next Meeting (20<sup>th</sup> September 2022):**

- Update of progress on the Neighbourhood Plan
- Possibly a request for a Winter Wonderland Project at Christmas

Action: Clerk

The meeting was closed at 6.43pm

Signed:.....  
Cllr. David Findley - Chair

Date: .....

Judi Hallett  
Clerk to Ufford Parish Council

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Chair's initials.....