

**Pre-meeting Reports**  
**2<sup>nd</sup> September 2014**

**74. Mr Tom McGarry.** Mr Tom McGarry from EDF gave the meeting a thorough update on where the Nuclear New Build project at Sizewell currently stood. He outlined the main points thus;

“Since our last meeting in June we (EDF) have continued technical assessments and studies on the Sizewell main site and the wider estate and at potential sites for any associated development to gain a full understanding of the populations of mammals, birds and reptiles in those areas. We are also undertaking noise monitoring and groundwater monitoring and aim to begin analysing the geotechnical properties of the seabed later this month to inform engineering studies on the intake and outfall tunnels for Sizewell C.

These surveys are ongoing and the results will help to minimise the impact that construction may have on local wildlife, fauna and flora.

We commissioned consultants to carry out a survey on how often people are using the footpaths and bridleways in and around the proposed Sizewell C site. The responses to this survey will then go on to help inform and shape our development proposals. This is part of a number of on-going qualitative and quantitative surveys we have been carrying out in the run up to the next stage of public consultation.

A point was raised at our last meeting about skills and education. We have had a number of meetings since then with Alde Valley High School, Bright Tribe Academy, the County Council, the Local Enterprise Partnership and the four Suffolk FE colleges on this agenda. It is early days but useful to understand the aspirations of these stakeholders and their views about the project.

Following feedback from political stakeholders we have undertaken a round of informal consultation to gather feedback from people in Marlesford and Campsea Ashe regarding the lead Park and Ride site at the southern end of the A12, near Wickham Market. Responses are slowly making their way back to the office.

John suggested you would like an update on Upper Abbey Farmhouse. Since the farmhouse was damaged by fire it has been our intention to comply with our obligations and rebuild. This position remains the same. We have taken action to make the property safe and have spent considerable funds on constructing a full wraparound scaffold and temporary roof to ensure no further damage and protect the building. The property is regularly inspected (recently – very well protected).

Previously we were in a position where we were applying for a bat licence as various parts of the property had become home to a number of bats. In compliance with our legal obligations we obtained the bat licence and following receipt of that licence we carried out works to provide new bat housing.

We had previously appointed a project team, including a local architect, and obtained a planning permission in August 2013. The planning permission provides 3 years to complete the works (end 2016).

Our original best case plan was to have the works completed this year but this has now not been possible to achieve our best case plan due to the complexities of needing to select an appropriate contractor at the right cost for the works. We are currently reviewing our contractor appointment strategy.

The main issue we currently have, however, is that because the farmhouse is immediately adjacent to the preferred option for the Sizewell C accommodation campus we have been looking to secure an agreement from the Council to extend out the time period for completion of the internal finishes and works to tie in with a period when we will know more about the Sizewell C

requirements (which we don't yet know due to the early stages). We have had initial discussions with the Council but may be looking to have a further discussion on this subject shortly. We are preparing a letter in the next two weeks in support of this and will then review with the LPA after then – we are taking advice from an ex English Heritage consultant as part of this.

Our plan is to rebuild within the time requirements set out in the planning permission but we have a plan to complete the works next year as we do not have time now to start and finish before the winter months. Our preference is not to construct during the winter months due to weather and to protect bats and reptiles.

Stage 2 public consultation on Sizewell C will take place in the coming months. This will provide an opportunity for us to explain how we have reached our decisions to date. It will also give those living in the area a further opportunity to present their opinions and offer suggestions on how we might reduce the impact of the construction of Sizewell C. Stage 3 will follow after and will precede the application of the Development Consent Order application to PINS.

We are very busy working on the Stage 2 material and at this point in time I cannot provide any further indication of when the consultation will begin, only to say that you will be informed well in advance of the start date.”

Cllr Howard asked about the survey of the bridleways etc. and wondered about the red line on the maps handed out. Mr McGarry explained that the red line was indicative as no firm perimeter for the works has yet been established. Cllr Howard then asked what the overall land take was for the whole project (including ancillary sites {Park and Rides}). Mr McGarry had some of the figures with him but promised to add them all up and send them by e-mail. Cllr Howard asked about the Chinese investing in Hinckley. Mr McGarry explained that the State Aid investigation on the Hinckley Point C Contract for Difference was still being undertaken by the EU Commission and EDF remained in discussions with the Chinese and other potential investment partners. Cllr Ginger was pleased that the external works to Upper Abbey would be completed next year but remained very concerned about the length of time the whole restoration was taking. He was also worried that the bridleway survey was not taking place over a 12 month period. Cllr Hodgson sought information on how the PPA was working and Mr McGarry pointed out that Katherine Potts (SCDC) was currently being mostly funded by EDF while SCDC gained a PPA with the wind generators to allow her to cover all major infrastructure projects. Miss Oliver sought clarification that, should Hinckley not go ahead what would happen at Sizewell. Sizewell is dependent on Hinckley going ahead so it would not happen. Mrs Girling asked on Stage 2 timings. She understood that the start date was not known but hoped that everyone would get good notice when it was decided. Mr McGarry explained that the Statement of Community Consultation will be revised shortly and presented to SCDC for agreement. This should cover the points raised. He also confirmed that as much data as is held at the time of the Stage 2 will be presented at Stage 2. Mrs Girling explained that the bridleways survey was not very well carried out by EDF's consultants in her opinion. Mr Taylor pointed out that, with the Community Forum and the SCDC Sizewell Task Group not having met for a very long time, the community did not know what was happening and needed to know more in his opinion. Cllr R Bailey asked about the scope of the Environmental Impact Assessment. Mr McGarry asked him to e-mail him the question as there was some detail in it. All being well Mr McGarry will come to the November meeting to answer more concerns.

- 75. Police Report.** The Chairman welcomed PCSO Jason Cowles, Suffolk Constabulary, who gave members a brief report on the crime statistics for August (attached). With Autumn approaching the Chairman asked Jason to pay attention to cyclists without lights and to remind them of the requirement. Cllr Howard and Cllr Bailey both assured Jason that they fully supported the work the police did in the town and were very pleased with the way some incidents had been dealt with. Cllr Hodgson asked what the difference between “undetected” and “enquiries on going” meant on the report as he was concerned about press reports in the nationals of crimes not being recorded in the stats and police not attending all incidents. PCSO Cowles explained that all the crimes on the report (detected or undetected) go toward making up the stats – undetected meant that there was no chance of finding the perpetrator of a crime (random criminal damage for instance without any CCTV coverage). Enquiries ongoing meant that police were looking at evidence gathered and were actively on the trail of the perpetrator. In Leiston it was hoped that if someone reported a crime and wanted to see an officer one would call. As members pointed out earlier, we have a good Safer Neighbourhood Team in Leiston and a high satisfaction rate amongst residents with how they carry out their duties. National stories can rather distort that.
- 76. County Council.** Cllr Smith informed members that he had met with Bright Tribe and was attending a meeting at County with them again on the 16<sup>th</sup> September. He also informed members that the Vehicle Activated Speed signs were just about to be ordered. Cllr Ginger asked on any progress being made to repair Orchard Road. Cllr Smith re-iterated that this action rested with the Housing Association but that he would facilitate a reminder and talk to them again. Cllr Howard hoped Cllr Smith could find out who funds Bright Tribe and Joan asked him to look at the road surface from Lovers Lane, along Abbey Road, coming South as it was in poor condition. Miss Oliver informed the meeting of numerous potholes and was asked to actually report them so action could be taken.
- 77. District Council.** Cllr Howard reminded the District Councillors that the Sizewell C Task Group had not met lately. Mr Taylor pointed out that the standard of Town Centre cleanliness had dropped and that Woodbridge wasn't looking good. Leiston was one of the better kept towns and he wondered whether cleaning was still being done to the British Standard. He requested that JLAG put what topic groups were meeting (and when) on the website please.
- 78. Public.** Mr Briggs pointed out that the BT telephone kiosks in the town were very dirty inside and asked for Council help to rectify this.

During the above discussions, the time reaching 7.30pm, it was proposed by Cllr Ginger, seconded by Cllr Hawkins, and agreed, that standing orders be suspended to allow the public part of the meeting to be completed.

**At a meeting of the LEISTON-cum-SIZEWELL TOWN COUNCIL  
held in the COMMUNITY CENTRE, King Georges Avenue, Leiston, on TUESDAY,  
2<sup>nd</sup> SEPTEMBER 2014 at 8.35 p.m.**

**PRESENT**

**Councillor A. M. Cooper (in the chair)**  
**Councillor R. Bailey**  
**Councillor D. Boast**  
**Councillor R. Geater**  
**Councillor Mrs S. M. Geater**  
**Councillor C. S. Ginger**  
**Councillor T. J. Hawkins**  
**Councillor T. E. Hodgson**  
**Councillor W. H. Howard**  
**Councillor Mrs A.V. Nunn**  
**Councillor N. Parker**

79. **Minutes.** It was proposed by Cllr Ginger, seconded by Cllr Howard and agreed that the minutes for the meeting of 29<sup>th</sup> July 2014 be signed as a true record.
80. **Apologies.** There were apologies from Cllr Nunn, Cllr D Bailey, Cllr Last and Cllr Sparrow.
81. **Chairman's Communications.** The Chairman reported that he had attended a chorale evensong in Bury St Edmunds as part of the WW1 commemorations. He then thanked everyone who had helped organise, run and clear up after the Cinema in the Park event. This had been praised at various parts of the meeting and the Chairman just reiterated what a superb event it had been and how much the over 2000 residents attending had enjoyed it. He thanked EDF for their sponsorship and thanked everyone who had contributed to the retiring collection which raised £1,200. The event, overall, had cost the Council £100 for 100 years!
82. **Declarations of Interest.** Cllr R Bailey declared an interest in Haylings Pond and Cllr Howard as a member of TASK and CANE, he also had an interest in letter 12. Cllr Ginger had an interest in letter 7 and Cllr Cooper in item 13. Cllrs Cooper and Hawkins declared an interest in planning.
83. **Mr McGarry's presentation.** Cllr Howard asked that the Clerk write to EDF and ask for advance notification of any future surveys that they may be undertaking as the one they had done along the footpaths and bridleways (and around the AONB) had not been and some residents who may wish to have participated had not been able too as they had not been using the Rights of Way that day.
84. **Highbury Field Footway.** Members noted the two quotations received to complete the works required to install a footpath and fence along the edge of the field between the Cemetery and Highbury Cottages. Two other companies contacted had declined to quote. Members considered the two companies who had tendered and found them both competent. The Clerk was asked who could start the work earliest but he was unable to answer. On cost alone then it was therefore proposed by Cllr Howard, seconded by Cllr Mrs Nunn and

agreed that the contract be awarded to CDC Blowers at a price of £12, 926 and that they be urged to complete the job as soon as possible.

- 85. Local Council Public Advisory Service (LCPAS).** Members noted the new advice service being offered by Mrs Cole and, also, that our current internal auditor was in partnership with her. Members were aware of Mrs Cole's knowledge and expertise in the local government area and felt that this was worth subscribing to even though there was an overlap with the service SALC provided. It was therefore proposed by Cllr Mrs Nunn, seconded by Cllr Hawkins and agreed that the Council subscribes to the LCPAS for a fee of £200.
- 86. Personnel Committee.** Members noted the need to have a meeting of the Personnel Committee and, although historically it has been completed before the October meeting this was by no means a requirement. The Clerk was due to attend training on the new auto enrolment pension regulations which would have an impact on budgetary provision for any future pay awards and asked members to wait until he had attended this. A meeting was agreed for 2pm on 14<sup>th</sup> October.
- 87. Safety Surfacing – Victory Road Recreation Ground.** Members considered the quotes received regarding the renewal of safety surfacing around two pieces of play equipment on Victory Road Recreation Ground. One was for wet pour and the other, at half the cost, was for a tiled surface, using recycled material, called Play Matta. Members discussed the pros and cons of each type of surface but all agreed, proposed by Cllr Ginger seconded by Cllr Hodgson that the Play Matta, at a cost of £8,100, looked durable, colourful and robust enough to do the job and should be the one ordered rather than the wet pour options.
- 88. Proposed pumptrack.** Members noted that the pumptrack proposal for KGA recreation ground was very popular and very well supported by the young people of the town so the Clerk was authorised to pursue the project and invite DtLeisure to Leiston to discuss layouts with the BMX community.
- 89. Code of Conduct.** Members noted the new Suffolk Code of Conduct issued by SALC which now takes into account the new interpretation of how a member can get involved with the meeting when that member has a Discloseable Pecuniary Interest. This was reflected in para 7.2 of the new Code. On a proposition by Cllr Boast seconded by Cllr Howard it was agreed, in accordance with the Localism Act 2011, that Leiston-cum-Sizewell adopts the Suffolk Local Code of Conduct for the purposes of discharging its duty to promote and maintain high standards of conduct within its area.
- 90. Allotment Committee – walkround and meeting.** Members noted the minutes of the meeting held on the 20<sup>th</sup> August which highlighted the actions recommended after the walkround conducted that afternoon. The Clerk reported that he had taken action on all the plots highlighted and was getting close to obtaining permission to remove the trees in the Caravan Park by Mr Holmes plot. Members discussed the fence by the Crown 127 plot and the recommendation to replace it with chestnut paling (cost around £500). They also noted the recommendation to retain rents at the current level for a further year. With these two recommendations noted it was proposed by Cllr Ginger, seconded by Cllr Howard and agreed that the report be accepted.

- 91. Primary School Playing Field.** The clerk informed members that the playing field leased by the Primary School adjacent to King George Avenue Recreation Ground, was unlikely to have the lease renewed by the County Council and that SCDC (the owners) were inclined to offer it to Leiston Town Council as part of their devolution strategy. This would be confirmed by Cabinet on 4<sup>th</sup> November. Members discussed the possibility of taking ownership of the field should this be the case and, on a proposition by Cllr Ginger, seconded by Cllr Howard it was agreed to enter into discussions with SCDC and to strongly consider taking ownership if an offer is made.
- 92. Haylings Pond Meadow.** Members noted that the work to the car park had now been completed to a satisfactory standard and that the conditional agreement signed with SCDC was now active. This meant that Leiston-cum-Sizewell Town Council would now be contractually required to complete the transfer before 2<sup>nd</sup> October. The Clerk informed members that, if they were happy, he could complete earlier. It was proposed by Cllr Ginger, seconded by Cllr Howard and agreed that the clerk be given authority to execute completion as convenient.
- 93. Boules Court.** The Clerk briefed members that, the reason no progress had yet been made was that he was attempting to organise a meeting with the gentleman who had contacted the Council to offer his advice (he organised the local league). Unfortunately this had not yet happened and looked unlikely so the Clerk would proceed.
- 94. Conservation Area Consultation.** Members noted the Clerks proposed response to the ongoing Conservation Area consultation and agreed it reflected their comments from the previous meeting.
- 95. Finance.**
- a) **Accounts for payment.** It was proposed by Cllr Howard, seconded by Cllr Bailey and agreed that accounts presented in the sum £21,761.64p along with £11,430.22p paid since the last meeting be approved for payment. The BACS payment to 20<sup>th</sup> Century Fox that was not recorded was for £294

The meeting took a break from 9.10 – 9.30pm for refreshment

- 96. Planning.**
- a) **DC14/14/2269/FUL** – Front entrance porch and new rendering – 42 Paradise Place, Leiston. Cllr Cooper and Cllr Hawkins abstained.  
**RECOMMEND APPROVAL**
- b) **DC14/2546/FUL** – Change of use of part of Unit 1, Sizewell Crossing to accommodate a café. Members were happy with the proposal but insisted that a TRO be put in place and waiting restrictions installed along the section of King Georges Avenue adjacent to Unit 1. The road in that position is beginning to narrow and HGV's cannot be allowed to park up to visit the café as this would cause an unacceptable obstruction. Highways must comment. Cllr Cooper and Cllr Hawkins abstained.  
**RECOMMEND APPROVAL**
- c) **DC14/2259/FUL** – Single storey rear extension to provide additional kitchen space and single storey side extension to provide shower room – 45 Garrett Crescent, Leiston. Cllr Cooper and Cllr Hawkins abstained.  
**RECOMMEND APPROVAL**

- d) **DC14/2522/FUL** – Erection of a 25m communication mast for provision of high speed broadband to primarily rural areas. At Unit 5A, Eastlands Industrial Estate Leiston. Cllr Cooper and Cllr Hawkins abstained.

**RECOMMEND APPROVAL**

- e) **Neighbourhood Plan.** The Clerk updated members on the progress of the Neighbourhood Plan and, in particular, the intention to hold a community event on the Victory Road Recreation Ground on 27<sup>th</sup> September for consultative purposes. Members did not consider this to be an adequate consultation and, on a proposition from Cllr Bailey, seconded by Cllr Hodgson, it was agreed to add a further 4 weeks onto the 27<sup>th</sup> September event where the plans would be available for inspection and comment in the Council Offices. It was also hoped that members could see the Town Centre Plans before the 27<sup>th</sup> to ensure they were aware of what was being proposed by the Town Centre and Employment Group.

**97. County Matters**

- a) **Highways** The Clerk informed members that he was still waiting for the yellow lines to go down for the TRO and for the administration procedure for installation of the Vehicle Activated Speed signs to be confirmed so as to take that ahead as soon as possible. Cllr Smith had confirmed earlier that they were about to be ordered.

**98. District Matters.** Nothing raised

**99. Correspondence.**

- a) **Vitalise.** Members noted the letter from Vitalise detailing the work they do supporting respite care in the area, Members have supported the charity before and on a proposition from Cllr Howard seconded by Cllr Ginger agreed to donate £100 to Vitalise this year too.
- b) **Leiston Film Theatre Support Club.** Members noted the request from the Support Club for a prize to be used in their Grand Draw. It was proposed by Cllr Boast seconded by Cllr Mrs Nunn and agreed to donate £100 (for 100 years!).
- c) **Leiston Old Folk's Outing.** Members noted the request for support again for this year's Leiston Old Folks Outing and on a proposition from Cllr Ginger seconded by Cllr Mrs Nunn it was agreed to donate £200.
- d) **Leiston Primary School.** Members noted the letter from the Primary School explaining the difficulty some families had in meeting the costs to allow all the children to attend next year's residential trip to Norfolk. Unfortunately, the school was not in a position to be able to subsidise as many as they would like and were seeking donations to a fund to increase the accessibility of the trip to more pupils. It was lamented by Cllr Ginger that this situation be allowed to arise and proposed that £100 be donated to the fund. This was seconded by Cllr Howard and agreed. It was also hoped that the Town's Charities might be able to be used to contribute too.
- e) **Fly a Flag for the Commonwealth.** Members noted the Fly a Flag for the Commonwealth initiative being organised for Commonwealth Day on 9<sup>th</sup> March next year. NALC are supporting the initiative which is for as many authorities and other organisations as possible to all raise a

Commonwealth Flag at the same time on that day. The flag would cost £58. It was proposed by Cllr Mrs Geater, seconded by Cllr Parker and agreed that a flag be bought and the Long Shop asked to fly it on the day.

The time reaching 10pm, it was proposed by Cllr Ginger, seconded by Cllr Hawkins and agreed that the Standing Orders be suspended to allow business to continue for a further 15 minutes.

- f) **Cinema Car Park.** Members noted the letter from J Palin requesting use of the cinema car park for the parking of therapists cars who work at the new Wellbeing centre next to the Theatre. The clerk informed members that it had been policy for many years not to allow right of access to anyone other than cinema related activity as there had been far too many problems in the past. He did suggest however that an arrangement could be considered whereby a season ticket for use of the car park be sold – maybe in line with the SCDC car park just across the road from the Centre – as this would make the arrangement formal and allow better control. It was proposed by Cllr Howard seconded by Cllr Geater and agreed that a permit be given to the Wellbeing Centre for the sum of £100. This would allow the Clerk to ensure that any conditions needed to avoid problems are included in the agreement.
- g) **East Suffolk Line Consultation.** Members were pleased to endorse the response to the consultation on designating the East Suffolk Line as a Community Rail Line, submitted by Cllr Howard, as a Council response. The Clerk was asked to send it off.
- h) **Community Centre – provision of amplification equipment.** Members noted the request from the Alde Valley Family History Group for the Council to provide a microphone and amplification equipment for visiting speakers to use perhaps. It was suggested that the Clerk ask the group for some recommendations on what they might consider suitable?
- i) **Sizewell Emergency Arrangements – letter from Mr Skelcher.** Members noted the letter from Mr Skelcher which drew their attention to his views on how the new emergency arrangements were based on the wrong premise i.e. a Reasonable Foreseeable Radiation Emergency rather than a Maximum Credible Accident (as they used to be for Sizewell A). He felt that the plan should take into account a partial core meltdown as a matter of course (maximum credible) and look at how to deal with all the radio isotopes that would be released in such an accident. As it was he felt they should at least publish what they are basing their Reasonably Foreseeable scenario on. Cllr Howard asked that Mr Skelcher be invited to come and address the Council in the future so members were fully informed of this issue. This was unfortunately not supported (a tie) so the Chairman decided to put this (the invitation) onto the Agenda for the next meeting.
- j) **Electoral Review of Suffolk Coastal.** Members noted the final recommendations of the Local Government Boundary Commission which had not taken any notice of their submission pointing out how there was a democratic deficit produced by the new boundaries through them taking away the community identity of Theberton, Middleton and Eastbridge. Knodishall had also been confirmed as part of the new Aldeburgh and Snape Ward.

**100. Questions to the Chairman.**

- a) **Cllr Howard** asked that the Clerk give a future report on his secondment to the Rights of Way meetings that took place with regard to the Bridleway survey recently carried out.
- b) **Cllr Mrs Nunn** thanked **Cllr Howard** for his letter in the EADT yesterday which pointed out the poor and inaccurate press release by Dr Coffey last Monday.

There being no more business the meeting finished at 10.15 pm.

Chair

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Dated

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