

**Pre-meeting Reports
6 November 2018**

126. Mr Tom McGarry - EDF Nuclear New Build

The Chairman introduced Mr McGarry who gave an update on the current situation regarding Sizewell C and his report is attached. Various questions were raised from councillors and Mr McGarry confirmed, subject to planning etc, Sizewell C would be built before Bradwell. Cllr Casagrande asked where the investment was coming from and also French support post Brexit. Mr McGarry assured Council the project will continue post Brexit and funding from pension investors was being investigated. Further questions were raised regarding the Scottish Power Renewables proposals for using Broom Covert and Mr McGarry explained that EDF and SPR had had discussions on this site several months ago but it seemed SPR had discounted it. Cllr Bailey felt Sizewell C and SPR projects should be co-ordinated as it seemed both projects would be built at the same time. Mr McGarry hoped Sizewell C construction would start in 2021 and local people and companies would be involved in the project. Cllr Howard asked when the public would be consulted on Aldhurst Farm access. Mr McGarry explained this would be after Stage 3 consultation had been completed, probably mid 2019. Cllr Harle queried if the strike price for Sizewell C would be subsidised by the Government. Mr McGarry confirmed this was not the case and the strike price for Sizewell C had not been set. Mr McGarry advised Dr Therese Coffey is the chairperson of the Suffolk Energy Coast Delivery Board which has various senior civil servants discussing Sizewell C, windfarms and other energy issues along the Suffolk coast.

Several residents raised concerns to Mr McGarry regarding the SPR proposals and the Broom Covert site and hoped EDF would not sell the land to SPR. Mr McGarry assured residents that all the correspondence he has received regarding this issue has been fed back to Mr Crawford and the Directors at EDF so they are fully aware of public feelings. Mr McGarry confirmed the environmental impact assessments are continually updated and the most up-to-date will be available at Stage 3. The final version will be available on the website and hard copies at the Sizewell C office, library and town council office for residents to view when the application is submitted. Due to the large size of the document, if required, a copy could be provided on a USB stick. Mr McGarry confirmed a scoping report was with the District Council on the relocation of Sizewell B buildings and if included, will be considered in Stage 3.

During the above item, the time reached 7.30pm, it was proposed by Cllr Ginger and seconded by Cllr Last and agreed that Standing Orders be suspended to allow the public session to complete.

127. County Councillor

County Cllr Rainger had submitted his apologies and tabled a report.

128. District Councillor

Cllr Cooper and Cllr Geater gave their apologies. A report was tabled at the meeting and members were asked to e-mail Cllr Cooper if they had any questions.

129. Public Forum

No further questions were raised.

**At a meeting of the LEISTON-cum-SIZEWELL TOWN COUNCIL
held in the COMMUNITY CENTRE, King Georges Avenue, Leiston, on
TUESDAY 6 NOVEMBER 2018 at 8.00pm**

PRESENT

**Councillor Mrs L Hill (in the Chair)
Councillor D Bailey
Councillor D Boast
Councillor Miss F Casagrande
Councillor C Ginger
Councillor P Harle
Councillor W H Howard
Councillor J Last
Councillor Mrs S Levermore
Councillor D Morsley
Councillor S O'Reilly**

130. Minutes

It was proposed by Cllr Bailey, seconded by Cllr Howard and agreed that the minutes for the meeting of 16 October 2018 be signed as a true record.

131. Apologies

Apologies were accepted from Cllr Hodgson, Cllr Geater, Cllr Betson and Cllr Cooper.

132. Chairman's Communications

Cllr Hill reported as follows:

Unfortunately, I was unable to accept an invitation to a Rose and Sweet William Club event and am grateful to Cllr Last for attending. Cllr Last has given me his report on the event:

I was pleased to attend the Rose and Sweet William Club Fete on 13 October. It was good to see the event, a first for the club, well supported and hope it enabled Irene Packard and her team to raise some valuable funds for the club, which provides a good venue and meeting place for our senior citizens of Leiston. I know funding is crucial to them in trying to provide transport to the club for some of its members.

I was also pleased to judge the Autumn Collage pictures made by the children of the local Montessori School.

On the 17 October I attended a meeting at the United Church. This was a follow up meeting to one held in April regarding the future of the Church when it was agreed that a feasibility group be set. The Review Group submitted a report which proposed the church appoints new trustees and continues in its current form with the current structure. After lengthy discussion, this was agreed and the next steps included the need for a new constitution to be drawn up, new trustees to be identified and appointed, training to be provided and a review of the membership role. A review meeting would be held in February 2019.

On the 31 October I attended the re-launch of the Leiston Business Association at an event organised by Leiston Together at the Sizewell Sports & Social Club. I am delighted that representatives from local businesses have indicated their willingness to re-establish this organisation. It was also interesting to speak to the people manning the various stands.

I will be representing the Council at the Royal British Legion Festival of Remembrance tomorrow evening at the Leiston Film Theatre. As Chairman, I feel very honoured to be laying a wreath at the Act of Remembrance which takes place at 11.00am on Sunday 11 November at the War Memorial, especially in this year which marks 100 years since the end of World War One. I look forward to seeing many of you on this important day in our nation's calendar.

133. Declarations of Interest

Cllr Hill for Leiston Film Theatre, Cllr Ginger for Leiston Film Theatre and item 20 letter 1, Cllr Morsley item 11, Cllr Boast item 13, Cllr Howard item 6, Cllr Levermore item 8.

134. Leiston Together Update

Mrs Gibson joined the meeting and advised councillors, following a conference that morning to discuss school/college transport for young people, a new project to make improvements to bus and train travel was being considered. Long-standing issues with buses and trains connection times had always been a problem. Cllr Howard suggested Mrs Gibson contact East Suffolk Lines Committee who are trying a similar approach and would give her the contact details. Mrs Gibson was pleased to announce that Suffolk New College on the Coast now had 90 students signed up for courses starting next September. Following the successful Business Festival held last week at the Sizewell Sports and Social Club, a number of organisations were looking to re-launch the Leiston Business Association and the first meeting will be held on 28 November. Mrs Gibson mentioned Sizewell Park Run was front page news on the East Anglian Daily Times this week and on the Look East TV news programme with Leiston Surgery registered with Park Run to encourage people to get fit.

135. EDF – Report from Chairman’s Meeting with Mr Crawford

Cllr Hill presented the report for members information and asked that they consider the recommendation to continue dialogue with EDF, separate from the SZC consultation, to progress their offer of help with upgrading the outside sports facilities at the Waterloo Centre. It was proposed by Cllr Boast, seconded by Cllr Levermore and agreed to send a letter of request to Mr Crawford as drafted by the Clerk.

136. CLT Steering Group - Update

Cllr Hill updated the meeting on this item thus:

I am pleased to report that on 5 October the Leiston Community Land Trust was officially incorporated as a Community Benefit Society.

This allowed the CLT to start recruiting members, as to move forward with the regeneration of the town centre we need the community to show support for the project. Those who had previously expressed an interest were invited to become members and a successful event was held in the Leiston Co-op on 27 October to engage with the local community. The CLT also had a stand at the re-launch of the Leiston Business Association held at the Sizewell Sports and Social Club on 31 October and we currently have 51 Members and 3 Associate Members.

At a meeting with officers of the Suffolk County Council External Funding Team who have experience of regeneration projects, it was confirmed they would provide signposting to relevant funds and act as a critical friend on funding applications. One of the next steps is to produce a business plan. The CLT are already working with Community Action Suffolk to access financial support for business planning.

The Housing Needs Survey has been produced and printed for delivery to all households in Leiston-cum-Sizewell.

The Leiston CLT is currently run by a Steering Group of 6 Trustees elect and the first Members meeting is to be held on 11 December at 6.00pm at the Leiston Community Centre to elect the initial Board of Trustees and to give an update on the land in the town centre.

137. Film Theatre Working Party – 18 October 2018

Councillors noted the minutes from the working party meeting held on 18 October, which updated the members on operations and staffing at the venue. Cllr Hill congratulated the Film Theatre Manager and staff on the continued success of the film theatre with the increased admissions and it was agreed a letter of congratulations be sent.

138. Grounds Maintenance Meeting - 10 October 2018

Councillors noted the report. The most pressing issue at the meeting was the continued upkeep and expansion of the wild flower meadow planned for the Community Orchard. It was proposed by Cllr Levermore, seconded by Cllr Last and agreed to accept the quote from Norse of £1,975 to prepare, seed and maintain the wildflower meadow area. It was also noted crocus bulbs were scheduled to be planted along the road verge at Victory Road recreation ground.

139. Chairman's Reception – 22 March 2019

Councillors noted the date.

140. Christmas Event – Leiston On Ice: 8 and 9 December 2018

A report was previously circulated. Cllr Levermore confirmed preparations for the event were going very well. Alternative car parking arrangements had been secured for High Street car park permit holders to park in the Co-op car park free of charge. Cllr Last queried if local residents had been notified regarding noise etc, and Cllr Levermore confirmed letters had been sent out to all households nearby advising residents of the details of the event. An article will be in the next newsletter which will be delivered 23 November.

141. There But Not There – Aluminium Tommy

The Clerk advised that enough money had been raised from the local community to order a 6' Tommy but unfortunately it was unlikely to arrive by 11 November. The Council will own and insure the Tommy but the community will decide where it goes.

142. New Boiler for the Community Centre

The Deputy Clerk had obtained three quotes for a replacement boiler. After a short discussion it was proposed by Cllr Last, seconded by Cllr Bailey and agreed to engage Buzzard Plumbing and Heating to install option 2 with a 10 year warranty. Cllrs Harle, Casagrande, Ginger and Boast abstained.

143. Calendar of Meetings 2019

Councillors noted meeting dates for 2019.

144. Newsletter

Councillors noted the deadline for articles 9 November with delivery to households on 23 November.

145. Finance and Personnel

a) Accounts for Payment

It was proposed by Cllr Howard, seconded by Cllr Morsley and agreed that accounts presented in the sum of £20,215.27 along with £24,320.29 paid since the last meeting, be approved for payment.

- b) Financial Review
Members noted the budget review which included a comprehensive overview of the income and expenditure. Members confirmed the earmarked reserves were still appropriate for purpose and noted that, at the half year point, budgeting was going to plan. It was proposed by Cllr Bailey, seconded by Cllr Howard and agreed that the financial review be accepted and that the earmarked reserves be confirmed.
- c) Review of Wages and Salaries
Members noted the recommendations from the Personnel Committee regarding this year's review of wages and salaries. The overall recommendation was for a 3% increase for all hourly paid staff. Salaried staff were recommended for various adjustments to the scale point they were on to broadly reflect this increase too. It was proposed by Cllr Morsley, seconded by Cllr O'Reilly and agreed that the recommendations be confirmed and that the new rates take effect from 1 November 2018.

The meeting took a break from 8.40pm to 8.50pm

146. Planning Matters

- a) Scottish Power Renewables – Community Consultation Stage 3.5
Councillors agreed that the draft letter submitted by the Clerk reflected the outcome of the extraordinary meeting of 16 October and Cllr Morsley congratulated the Clerk. It was proposed by Cllr Howard, seconded by Cllr Morsley and agreed to send without amendment. The Clerk mentioned SPR would like to brief councillors, Sizewell residents and other interested groups on their decision in December.
- RECOMMEND APPROVAL**
- b) DC/17/5250/FUL – Re-development of the site for 24 dwellings comprising of conversion of the clubhouse into twelve apartments and re-development of the former bowling green for two blocks of apartments comprising twelve units with associated access and landscaping at Leiston Constitutional Club, Waterloo Avenue, Leiston (revised parking layout)
Cllr Howard against.
- RECOMMEND APPROVAL**
- c) DC/18/3792/VOC – Variation of Condition 2 of Planning Permission DC/17/3773/FUL on Land at Colonial House, Station Road, Leiston
- RECOMMEND APPROVAL**
- d) DC/18/4245/FUL – Loft conversion at 100A Haylings Road, Leiston
- RECOMMEND APPROVAL**
- e) DC/18/4381/TPO – TPO No ESCC/65/00053 – trees numbered as per application and plan. Rear garden T1 – pine – fell to ground level – tree has a substantial lean towards properties and is extremely top heavy with only one large limb which arcs towards to the property. Front garden – 1 x beech – crown reduce up to 25% - general maintenance at 1 Haylings Grove
- RECOMMEND REFERRAL**

- f) DC/18/2390/ARM – Approval of access, appearance, landscaping, layout and scale in Part Side Garden, 2 Abbey Road, Leiston

The introduction of specialist reports to support the parking layout and road access sadly did not reflect the actual day to day experience of residents in that vicinity. This Council has regularly had to engage with residents in the vicinity of the crossing due to accidents and the East Area Highways department have worked with Leiston over the last 6 years to try and alleviate the problem. Residents in that area reported regular speeding traffic and lobbied the Council to put in speed warning signs. The assertion that there is available on-street parking in Carr Avenue and Westward Ho is technically correct, but the Neighbourhood Plan was brought forward by the community because there was not enough in this area, or elsewhere in the town, for residents to find a space without inconsiderate parking and the unacceptable increase in risk to road users that this causes. TM3 must be rigidly applied in areas like this as the on street parking has reached capacity and cannot be compromised further. It would not be expected for the Highways department to change their recommendation and the Town Council are adamant that the parking has to be sufficient (4 off road spaces) and workable before these reserved matters are approved. The access in the drawings supplied with DC/16/5035/OUT indicated a driveway to the rear of the proposed dwellings but this new layout is dangerous, unworkable and 2 spaces short of the required minimum.

RECOMMEND REFUSAL

- g) DC/18/4421/VOC – Variation of Condition 3 on application DC/18/0762/FUL change of use from A1 (shops to A3 (restaurants and cafes). Condition 3. Change of opening hours – variation of Condition 3 (opening hours) of planning application DC/18/0762/FUL to extend opening hours from 07.00 to 22.00 Monday to Friday and on Sunday and 07.00 to 23.00 on Saturday at 58 High Street, Leiston

RECOMMEND APPROVAL

- h) DC/18/4227/OUT – Proposed demolition of Tandoori and redevelopment of site to form residential properties with associated works at 54 High Street, Leiston

This is an ambitious and far reaching application in the very centre of Leiston. It proposes to change the townscape of the historic centre and to demolish an established and well maintained business premises to erect flats. It also fails to provide even minimal off street parking in an area which is the worst part of Leiston for on street parking spaces to be found. The premises to be demolished, should it be allowed, is the one stumbling block to being able to alter the town centre junction layout around Cross Street to make the crossroads safer and more workable. This should be investigated and any plans should strive to at least leave the area needed for improvements unbuilt upon to allow future plans to be feasible. It is unlikely a case can be made for s106 action on this application, but future large applications may be able to contribute in due course. This was looked at in the making of the Neighbourhood Plan, but the space needed was, at that time, felt to be extremely unlikely to appear. The proposal as it stands seeks to erect flats in the very centre of the commercial part of the town and to possibly reduce the pavement space available around a much used crossing. It is hoped that Highways will determine and comment on how this affects the current street furniture. The main problem with this

application however is the provision of off street parking. A minimum of 14 off street parking slots must be provided with this or the plans altered to reduce the number of units/bedrooms. This is absolutely essential as far as TM3 in the Neighbourhood Plan is concerned. The justification of this policy is as relevant to this site as any other as residents here will still need to use transport to access work and essential facilities not available in Leiston where public transport provision remains poor. Members were opposed to losing this historic building and considered the plans, as presented, a complete overdevelopment of the site with no supporting infrastructure. Less flats, more parking and the quarantine of the land adjacent to Cross Street would be the minimum conditions for any serious appraisal of redevelopment of this site for residential. The proposal as it stands however is completely unacceptable and must be firmly refused.

RECOMMEND REFUSAL

147. County Matters

Nothing was raised.

148. District Matters

Cllr Casagrande asked if the free half-hour parking arrangement in the High Street car park was still being pursued as it was even more relevant now with the chemist having moved.

149. Correspondence

Request for Funding from Leiston Works Railway

Councillors noted the email from Leiston Works Railway requesting funding for the discharge of planning conditions in relation to DC/16/0007/FUL. It was proposed by Cllr O'Reilly, seconded by Cllr Bailey and agreed to pay the costs.

Leiston Primary School

Councillors noted the letter from the Chair of Governors, who, along with 2 colleagues, will be presenting an overview of the primary school's current performance at the December Council meeting.

Community Infrastructure Levy (CIL)

Councillors noted the letter from the District Council regarding the unsuccessful bid for funding. This will be an agenda item on the Highways Committee meeting on 20 November to look at the process and gain Highways support for a pedestrian crossing by the Catholic Church on Aldeburgh Road.

150. Questions to the Chairman

Cllr Levermore asked if Alde Valley Academy had a new sponsor. Cllr Hill thought an announcement would be made soon. Cllr Harle appealed for draw prizes for the Festival of Remembrance tomorrow night, which would be greatly appreciated. Cllr Levermore is seeking volunteers to steward at the Christmas Event.

The meeting finished at 9.25pm.

Chair -----

Dated -----

Leiston Town Council 6-11-18 – Report by Tom McGarry, EDF

Stage 3

- We are working hard on the documents, materials and events for Stage 3 public consultation, which will start in January 2019.
- The consultation will run for 12 weeks.
- Sizewell and Leiston will, as always, be the immediate focus of the consultation events, hosting the first exhibitions.
- We will be notifying all residents of Sizewell, Leiston and indeed the surrounding area before the end of this month, with information on the full programme of exhibitions and the official launch date.
- I can also confirm to the council that Planning Aid England will provide a similar service to town and parish councils as that provided at Stage 2.
- Members will be aware that Sizewell Residents and representatives of Leiston Town Council had recent meetings with our CEO and Jim Crawford. We will build on that engagement with you as local representatives going forward.

SPR

- I note from your last meeting the council has taken a position on SPR's proposals for Broom Covert.
- I must stress that this is their public consultation for their development proposals.
- SPR did make an initial approach to us and inquired about the land before their Stage 3 consultation. The land is indeed part of the Sizewell B estate and we have for many months been working with Suffolk Wildlife Trust to create the right conditions for reptile habitat on that site. This would be part of the mitigation proposals for the Sizewell C project.
- They ignored the site and proceeded to go to their Stage 3 without further discussion with us. They then had several representations from organisations such as the local councils, noting the site should be included. Just as they were lobbied by these organisations, so were we.
- It is important to note that just because we own the land, it doesn't mean we have at any point stated it is available. This is SPR's consultation to consider the viability of that site for the development they are proposing. They will inform us of the outcome of consultation once it has ended and it is important to note that if there is any likelihood of them developing on that site, they would have to identify a suitable site for reptile mitigation to compensate EDF Energy for Broom Covert.

RFI Letters

- Finally, councillors and members of the public may be aware that EDF Energy instructed Ardent Management Ltd to write to landowners on or in the vicinity of land that could be impacted by the Sizewell C project.
- In order to make sure everyone was well briefed about the mailing, an email to all parish councils in East Suffolk was sent on 8 October. The lead councillors and officers on the Sizewell project from the county and district councils were fully informed. The project website was also updated and several recipients of the letters have been in touch with the Team at the Sizewell C Information Office.

- While sending requests for information regarding land and property ownership is always a difficult part of the Development Consent Order process, it is an important statutory responsibility. You should be aware that consulting affected landowners is a requirement in the Planning Act, hence why we request contact information before the start of consultation.
- In the letters we were at pains to stress that all development proposals for Sizewell C will be subject to consultation and just because a recipient received a letter, it does not mean their land might be required for the project. Nothing has been finalised, our proposals are at a draft stage and continually evolving. They will be fully shared at Stage 3 in January 2019.
- People who may be affected by our proposals can only benefit from having a direct relationship with EDF Energy and it is therefore important we have correct and up-to-date contact information for landowners, especially if we require site access.
- Should you receive any queries from local residents about this please do not hesitate to point them in our direction.