

**Pre-meeting Reports
3 September 2019**

53. SZC Stage 4 Presentation by EDF Energy

The Chairman introduced Mr Jim Crawford, Sizewell C Project Development Director, and members of his team. Mr Crawford gave a strategic overview of the project before handing over to Mr Tom McGarry who detailed the changes being presented in Stage 4. Mr McGarry then handed over to Mr Bull, the Transport Planning Manager, who gave members a brief on the emerging traffic model for the town centre. Members found this very interesting and it highlighted some glaring problems that the increased traffic, even in the early years, might produce around the town. It was agreed that it would be useful to get together with Mr Bull and a small focus group to pursue this in the near future. Councillors and members of the public took the opportunity to ask questions and residents were advised of the Town Council's Public Meeting on 10 September to discuss Stage 4.

During the above item, the time reached 7.30pm and it was tacitly accepted that Standing Orders be suspended to allow the public session to complete.

54. County Councillor

Cllr Rainger sent his apologies. The Clerk was asked to pass on comments and queries regarding the school transport costs and other costs young people have to find to pursue their education in Ipswich and other venues. Concerns were raised about the state of white lines at junctions in some areas. This was being pursued by the Highways Committee which Cllr Rainger attends.

Post meeting – residents are always encouraged and advised to report lack of lines, potholes and other highway issues on the SCC website at www.suffolk.gov.uk/about/online-services/ This ensures that the engineers are aware of the issue and there will be an e-mailed response to the report detailing what action will be taken.

55. District Councillor

Cllr Cooper and Cllr Bond sent their apologies. Unfortunately, Cllr Haworth-Culf had to leave during the EDF presentation as it went on until 8.15pm. A District brief was on the table and available to members of the public. The Clerk was asked to investigate how the Council responded to the PSPO consultation earlier in the year which had been reported in the media.

56. Public Forum

Items were raised regarding the SZB relocation planning application, the scoping opinion for SZC and the emerging EN-6. Members were informed that a new Emergency Plan is being consulted upon and were asked to consider engaging in the management of the Aldhurst farm Habitat site as it goes forward.

**At a meeting of the LEISTON-cum-SIZEWELL TOWN COUNCIL
held in the COMMUNITY CENTRE, King Georges Avenue, Leiston, on
TUESDAY 3 SEPTEMBER 2019 at 8.42pm**

PRESENT

Councillor Mrs L Hill (in the Chair)
Councillor D Bailey
Councillor D Boast
Councillor Mrs S Betson
Councillor Mrs S M Geater
Councillor C Ginger
Councillor P Harle
Councillor J N Last
Councillor S Levermore
Councillor D Morsley
Councillor S O'Reilly
Councillor Ms M A Woolf

57. Minutes

It was proposed by Cllr Betson, seconded by Cllr Bailey and agreed that the minutes for the meeting of 2 July 2019 be signed as a true record.

58. Apologies

Apologies were received from Cllr Dix and Cllr Cooper.

59. Chairman's Communications

Councillor Mrs Hill reported as follows:

I attended the AGM of CATS, the Coastal Accessible Transport Service on 27 June for which I apologise for not including in my report to the July Council meeting. I was asked by their Secretary to convey sincere thanks to Leiston Town Council for the financial support we give to their organisation. As previously notified, a copy of their Annual Report and Audited Accounts is available to view at the Council Offices.

On 10 July I attended the AGM of Citizens Advice held at Saxmundham Market Hall. I understand a copy of their Annual Report was sent to all Councillors. Their guest speaker was Graham Crisp, Head of Trading Standards for Suffolk County Council. The focus of his presentation was on the various scams that are being carried out in Suffolk and the effect these types of fraud can have on people in our community. He gave general consumer and safety advice on how to protect yourself with particular reference to the more vulnerable members of the community. There are a number of information leaflets produced by Trading Standards and Citizens Advice also has a consumer service helpline.

I attended the VJ Day commemoration service held at the Long Shop Museum on Saturday 17 August. On behalf of Councillors and staff of Leiston-cum-Sizewell Town Council I laid a wreath at the commemoration service. The Royal British Legion Leiston Branch, the Suffolk Regiment Old Comrades

Association Leiston Branch and the Air Training Corps (1379 Squadron) Leiston also took part in the wreath laying ceremony.

On 21 August Cllr Steve Gallant, the new Leader of East Suffolk Council, visited Leiston as part of his tour of the District. Chris Phillips the Senior Estates Surveyor in the Asset Management Team accompanied Cllr Gallant together with District Cllr Jocelyn Bond. His visit started at the Leiston Community Land Trust office, where I was pleased to welcome him to Leiston. Sammy Betson, Chairman of the CLT gave a presentation on the plans for the Town Centre. After looking at the Dinsdale Toilets and the flat above the Council Offices, a brief meeting was held in the Council Chamber for the Town Clerk and I to further update Cllr Gallant on other aspects about the town including the significant impact SZC will have, should it be approved. This was followed by a visit to the Waterloo Centre to show the facilities and to report on future plans for the Centre. The visit concluded with a visit to the LTAA. This meeting whilst allowing us to meet the Leader of ESC also enabled plans for the future to be raised while also advising of our concerns and the need for support.

Following the August Council meeting I am pleased to report that an initial meeting of the VE Day Group has been held regarding an event to commemorate the 75th Anniversary on 8 May 2020. Councillors and representatives from other local organisations form the group with Cllr Last as Chairman. This was a very positive meeting with a number of action points being shared between the members and a further meeting is scheduled for early October.

On 20 August the Town Clerk and I met with Lewis Boudville, the Parking Manager for East Suffolk Council regarding the possible temporary extension of the High Street car park as an interim measure before the proposed development of the town centre area takes place. Lewis is currently undertaking a review of all car parks in the district and we had a site meeting to raise the idea. Lewis will also be responsible for parking enforcement when approval is given by the Government

60. Declarations of Interest

Cllr Hill for Leiston Film Theatre, Cllr Levermore for the letter from Guides, Cllr Geater, Boast and Bailey for cheques issued.

61. Leiston Together Update

Mrs Gibson sent her apologies and the Clerk updated members on the current efforts to secure another two years of Leiston Together under the new East Suffolk Council. After two and a half years it was in a position to list a number of achievements, now it had really matured, was in a good position to take on much more.

62. CLT Steering Group Update

Cllr Hill updated the meeting on this item thus:

On 25 July the Trustees manned a CLT stand in the Co-op. There was a lot of interest in the new enlarged sketches which depicted the original town centre project together with other proposed areas of improvement such as the United Church and Old Post Office Square. It was envisaged that these plans would provide a link between the different areas and would enhance Leiston as a

destination and benefit the community. A number of people signed on as members or agreed to take an application form.

There has been a good start with Alan Collard, the Plunkett Foundation adviser, allocated by Bright Ideas to provide support and assist the CLT in accessing further funding opportunities. He had a lengthy meeting with the Trustees and also attended the East Suffolk Council and CLT Project Team meeting on 31 July to gather information on the current position of the project. His scoping report has recently been received which gives information on how the 10-day advisory package could be used and how he would support the CLT in applying for grant funding. This report will be discussed at a CLT meeting tomorrow.

The East Suffolk Council and CLT Project Team meeting had reports on progress with information shared and discussed on various aspects of the project. A meeting is to be arranged with the Conservation Officer to assist regarding some planning aspects. The next meetings of the Project Team are 25 September and 26 November. The newly formed East Suffolk Council is developing a new policy of working and it is hoped that the CLT will continue to have their support in implementing this project for Leiston.

As you will appreciate the original plans for the town centre development off Sizewell Road are large and complex and to be completed as a whole were reliant on all the land required being made available. Having undertaken a large amount of work regarding obtaining all the land, the current position showed that we needed to look at different options in order to complete this project. The CLT have decided on a staged approach as the best way forward to achieve this. Stage 1 is the United Church. This proposal, if agreed, would enhance the area around the church and show the community that work is being carried out while the CLT continues to work on the other stages of the project. Stage 2 is the Town Square Phase 1, Stage 3 is Old Post Office Square and Stage 4 the Town Square Phase 2.

There has already been a very positive meeting with Property Managers from the East of England Co-op and the United Church regarding the proposed project. The CLT are meeting with Church leaders later this month and hope to gain their support in order to commence Stage 1.

A presentation on the new town centre proposals was given to members of the Leiston Business Association. This was well received and the CLT have decided to apply for membership of the LBA. A further presentation at No.22 was given to Cllr Steve Gallant, the new Leader of East Suffolk Council, when he came to visit various locations in Leiston as part of his tour of the district. This visit although time constrained provided an important opportunity to explain the purpose of the CLT, to show the plans giving a 'whistle-stop' presentation of the proposals and to answer Cllr Gallant's questions.

It has proved very difficult to find a convenient date for the official opening of No.22. The CLT have therefore decided to hold an Open Day on Saturday 5 October, on a drop-in-basis, from 10am–4pm which is the first anniversary of when the CLT was incorporated. Invitations will be sent to Councillors and officers. CLT members will receive information through their next newsletter, the first of which was published in July. Publicity will also be arranged to inform members of the public.

No. 22 is open Tuesday mornings 9am to 11.30am when the sketches are available to view and provides the opportunity for questions to be answered and views noted. I would appreciate it if Councillors could spread the word. The CLT currently has 167 members.

63. Grounds Maintenance Meeting - 10 July 2019

Members noted the minutes and discussed the recommendations contained in them. It was proposed by Cllr Last, seconded by Cllr Morsley and agreed to use up to £140 to purchase more daffodil bulbs to extend the planting to the corners of the orchard and to be planted this autumn.

64. Film Theatre Working Party – 18 July 2019

Councillors noted the report from the meeting. Cllr Ginger asked for a copy of the letter discussed in committee. The Clerk undertook to send this to all councillors.

65. Highways Committee Meeting – 20 August 2019

Members noted the minutes and Cllr Bailey talked through the two action items with the following confirmations. On a proposition from Cllr Betson, seconded by Cllr Levermore it was agreed to ask County to go ahead with the drop kerb project by the Crown across Crown Street at the position identified. On a proposition from Cllr Betson, seconded by Cllr Boast it was agreed to purchase a new Speed Activated Sign at a cost of up to £2,000. A grammatical error was changed on para 15 of the minutes.

66. Waterloo Steering Group Meeting – 15 August

Members noted the minutes from the meeting and the attached breakdown of costs for the stage 4 actions mentioned in the minutes at a cost of £4,275. It was noted that Mr Driver had provided his services and produced all the outlines, drawings and preliminary costings pro bono to date. The Clerk reported that not all the actions at Stage 4 would be necessary to put together an application to the landlord (SCC) to get permission for the project so, on a proposition from Cllr Morsely, seconded by Cllr Last, it was agreed to spend a portion of the stage 4 estimate, as required, to achieve permission from SCC.

67. Fire Risk Assessment and Fire Alarm and Detection System Upgrade at Leiston Film Theatre

Members noted Mrs Everett-Spearing's report and the accompanying quotations to upgrade the detection and alarm system in the Film Theatre. After commissioning a thorough fire risk assessment the recommendations were clear that the premises, although modestly protected by the old fire alarm system still in use, could benefit from a modern upgrade which would alert the owners and authorities of a fire overnight and the other times it is closed. The current system is only activated manually and has no smoke detection. The new system would be automated and have many modern features to better protect the clientele and the premises going forward. The two quotations were inclusive and detailed all the elements contained within the protection. It was proposed by Cllr Morsley, seconded by Cllr O'Reilly and agreed that the quotation from Anglian Security and Fire Ltd for £10,327 be accepted and that they be commissioned to do the work.

68. Lighting Bar at Leiston Film Theatre

Members noted the reports from the Film Theatre Committee meetings where the Health and safety aspects for staff manoeuvring the lighting bar or changing bulbs or moving lights attached to it was, in this day and age, becoming unacceptable. The large A frame ladder and the height of the bar was dangerous. It was therefore recommended that a bar that could be lowered to ground level be installed with appropriate winches and, for a little extra, that they be electric and operable from the stage area. The only firm who would even come and see the premises turned out to be a very well recommended and professional company called TV and Theatre Services. It was proposed by Cllr Betson, seconded by Cllr Boast and agreed that £8,200 be used from the Diversity Contingency fund to purchase this and that any surplus that the Theatre makes this year be used to replenish this at year end.

69. Sizewell C Stage 4 Consultation

Members noted the first draft of Leiston Town Council's response to Stage 4 put forward by the Clerk. Members had all had a chance to contribute and were mostly satisfied with the content but felt some areas needed tightening up and some additions were needed. The Clerk asked members to help by submitting written proposals for additions and amendments which he could then incorporate into the next draft.

70. Aldhurst Farm Habitat Creation – Public Access Proposals

Members broadly supported the proposals submitted by EDF for the future public access on their land at Aldhurst Farm. The new car park and Public Right of Way were welcomed and the fenced open access areas were supported. Members asked that the Clerk respond with requests for two additional items. The first would be to incorporate the cyclepath around the east and northern boundary of the site that is proposed in the SZC plans as a part of this scheme such that, if SZC does not materialise, the cyclepath would still be installed. This would include a crossing on Lovers Lane to link with Kenton Hills. The second was that the Town Council has sight of the new risk assessment for the open access land due to the change in Risk Profile in allowing public access. This should include the Control measures to reduce impact on local residents. Leiston Town Council would wish to be considered a partner in the management of the land as it goes forward.

71. Bus Timetables

The County Council will no longer be producing paper bus timetables as they intend to go fully digital. This would disadvantage many residents however, so the County has offered to maintain up to date timetables at each bus stop in the town although at a cost. They would replace and maintain timetables at the 16 bus stops in Leiston, twice a year for £450. On a proposition from Cllr Ginger, seconded by Cllr Harle this was agreed and the County will be asked to lower the height of those timetables which are too high at the moment.

72. Finance and Personnel

a) Accounts for Payment

It was proposed by Cllr Betson, seconded by Cllr Levermore and agreed that accounts presented in the sum of £32,805.75 along with £80,397.41 paid since the last meeting, be approved for payment.

73. Planning Matters

a) It was proposed by Cllr Geater, seconded by Cllr Bailey and agreed that the minutes from the Planning Meeting held on 6 August 2019 be accepted as a true record.

b) DC/19/3077/FUL – Extension, parking area and vehicular access at 19 Paradise Place, Leiston

RECOMMEND APPROVAL

c) DC/19/2585/OUT – Proposed conversion of Tandoori restaurant and redevelopment of site to form residential properties with associated works at 54 High Street, Leiston

Members noted that there were sufficient parking spaces but wanted to ensure the parking area was well lit. There was also concern about how the bin presentation area would be screened. Overall the scheme was acceptable and kept the buildings although members wondered just how it could be engineered to just take the height off the end of the west wall in Cross Street to make the footway safer, or even allow 12” to be taken off the wall and the fence moved back on the southern boundary to widen the pavement.

RECOMMEND APPROVAL

d) DC/19/3024/FUL – construction of first floor rear extension, single storey side extension, construction of dormer windows to front elevation and cladding of existing rendered elevations at The Red House, Valley terrace, Leiston.

Members agreed that these were acceptable and sensible improvements

RECOMMEND APPROVAL

e) DC/19/1637/FUL SZB Relocation of Facilities

It was clear that the District Council were now minded to approve this application so members agreed that Cllr Betson go to the Strategic Planning meeting on 9 September to restate the Town Council's objections. Members also agreed to support Theberton and Eastbridge Parish Councils application to the Secretary of State to call-in the proposal for determination outside the LPA.

74. County Matters

No questions were raised.

75. District Matters

No questions were raised.

76. Correspondence

Funding Request from Inspire Suffolk

Inspire Suffolk had written to the Council and other bodies seeking grants toward the support staff costs in a facility in Leiston that they had sourced. Members were supportive of the work the organisation does in Leiston and, on a proposal from Cllr O'Reilly, seconded by Cllr Levermore it was agreed to grant £250 as a contribution to the funds being sought.

Funding Request from the Leiston Guide Hut

Councillors noted the funding request from the Girl Guides to help toward replacing their lighting with energy saving LED lamps. It was proposed by Cllr Betson, seconded by Cllr Morsely and agreed to grant £359 towards the project.

During the above item Cllr Levermore left the room.

77. Questions to the Chairman

Cllr Last asked for some news on the beach huts and the Clerk agreed to invite an officer from East Suffolk Council to the Beach Management meeting next week. Cllr Harle asked what could be done about the small town map now adorning the Pizza Hut on the Town Centre crossroads as he felt it was in a poor position and was dangerous for tourists to consult as they were, effectively, standing in the carriageway. Cllr Bailey asked if anyone wished to attend the SSG on 26 September in his place as he was unfortunately away. Cllr O'Reilly asked about the procedure at the October meeting for filling the Casual Vacancy. The Clerk confirmed that it would be by a secret ballot although the potential candidates would, all being well, be in the room.

During the above item, the time reaching 10pm, it was proposed by Cllr Ginger, seconded by Cllr Harle and agreed that Standing Orders be suspended to allow the meeting to continue until 10.05pm.

The meeting finished at 10.05pm.

Chair -----

Dated -----