



SUFFOLK COASTAL AREA COMMITTEE

Minutes of Suffolk Coastal Area Committee meeting held at the
Riverside Centre, Stratford St Andrew on Monday 17th September 2007 at 7.30pm

1. 7pm Surgery –

- Local Police Officer
- Emergency Planning Officer – Robin Buncombe

In attendance Shona Bendix Chief Executive Officer SALC

Speaker, Steve Brown, Planning Policy and Implementation Manager, SCDC.

Subject - **Local Development Framework**

Simon Hooton, Suffolk Coasts and Heaths – to give report in

Agenda item 11

Present

Aldringham-cum-Thorpe PC	John Hurn
Bawdsey PC	Liz Mark
Bawdsey PC	Jill Mercer
Benhall and Sternfield PC	George Alpin
Blaxhall PC	Nigel Suckling
Clopton PC	Sue Christensen
Cretingham, Mowenden & Hoo	Peter Mays
Framlingham TC	Eileen Coe
Framlingham TC	Kevin Coe
Friston PC	David Smith
Great Bealings PC	Eric Barnett
Great Glenham PC	Jonathan Evans
Kelsale-cum-Carlton PC	Peter Lucas
Kesgrave TC	June Klaschka
Hollesley PC	Jenny Friend
Levington and Stratton Hall PC	Ian Angus
Levington and Stratton Hall PC	Linda Smolowitz
Little Bealings PC	Peter Carr
Little Bealings PC	Ferial Evans
Little Glenham PC	John Cockburn
Martlesham PC	John Forbes
Melton PC	Michael Bond
Middleton PC	Jane Etheridge
Middleton PC	Irene Ralph
Parham PC	Annette Gray
Nacton PC	Bob Gilles
Playford PC	John Day
Playford PC	Charles Lofts
Saxmundham PC	John Fisher Suffolk CC
Hollesley PC	Rosemary Clarke
Sudbourne PC	J Baldry
Sudbourne PC	Elizabeth Cooper
Tunstall PC	B Murray
Tunstall PC	Violet Skeet
Ufford PC	David Chenery

Walberswick PC
Yoxford PC

Alvin Hunt
Nigel Kerridge

Chairman Kevin Coe **Minutes** Ferial Evans

2. Chairman's welcome and apologies for absence

Delegate from Campsea Ashe, Ann Patterson - Friston, Andrew Houseley - Parham, Graham Newman - Suffolk County Council, Cath Cauldwell and Gerald Platter - Wickham Market

3. Speaker – Steve Brown – Local Area Agreement.

The LDP was introduced by Central Government to replace the Suffolk Coastal Local Plan. It will consist of a collection of documents that will form a foundation for local planning. It has been three years in the making but still has a number of stages to complete before implementation. There will be five main documents. **The Core Strategy** sets out the main policy for the long term and the vision to achieve it. **The Site Specific Allocations** identifies specific issues in more localised sites. **The Area Action Plan** provides an action plan for areas subject to considerable change. There will be two, Felixstowe and Saxmundham and Leiston together. **The Proposal Map** identifies locations referenced in

the plans. **The Supplementary Planning Document** will provide supplementary guidance to the content in the Development Plan Documents.

Other documents contained within the LDF are the **Local Development Scheme**, which contains details of all the documents and a timetable for completion of each stage. Then the **Annual Monitoring Report** is an evaluation of the effectiveness of the plans. **The Statement of Community Involvement** explains how the Council intends to consult the public in the planning process. **The Regional Spatial Strategy** is the long-term

development for land and the planning framework up to 2021, prepared by the Regional Assembly for the East of England.

There are various ways in which Parish and Town councils can be involved. First there is evidence gathering and then an informal consultation. Once preferred adoptions have been identified, there is a formal consultation. Subsequent to submission to the Secretary of State, there will be a second formal consultation. There follows an independent examination and finally, publication of the Inspector's **Binding Report**. The documents should be ready for public enquiry by 2008.

A series of workshops for the public will identify concerns and help to shape the nature of the Core Strategy documents. Parish Plans play an important part in the process since the District Council is obliged to have regard to their content.

There are some very big issues that have to be considered, the largest being in housing development. It is inevitable that some will have to be on green field sites but where, fringes of Ipswich, Felixstowe, market towns? There are differing opinions on whether some development in specific localities will be of benefit. Aldeburgh and Leiston are definitely not suitable; Framingham and Saxmundham already have new housing. Woodbridge, Melton and Wickham Market might be viable. It is important that each development contains about a third of affordable houses although the balance will be fitting for individual communities.

Some villages are too remote to be considered because of environmental issues; they are too far from amenities. Some village envelopes can present a quandary since they may be too small to allow infill; there may be a case to have the boundary reassessed.

An issue of vital importance is the infrastructure and a flood risk survey must be carried out. The site must be suitable for the infrastructure networks, roads, and drains and so on.

Another big concern is the A12 and A14, which are hopelessly inadequate especially over the Orwell Bridge.

There is much work to do and Parish Councils are urged to respond to questionnaires that are sent to them. The first one has been circulated but only 50% have been returned. It is important that there is a response even if only to acknowledge. Once the LDP is completed it must meet test of soundness. Has it followed the correct procedure and does it conform to the national planning policy and the RSS for the region?

Is it consistent, appropriate for local conditions and flexible?

When it has passed independent inspection it can be implemented. Then it must be reviewed every five years.

Questions, Answers

Q. JE – in Middleton we have ten acres of rough private land within the envelope. It would support housing plus a shop. Could that not be used?

A. It sounds eminently suitable but only if the owner will release it.

Q. RC – SCC, Hollesley. What is the consideration for approving proposed development and carrying it forward? Will you impose a requirement for light industry if appropriate? How do you persuade developers to implement conservation techniques?

A. There may be no need for future development if the village rules it out in which case, it will not be considered. We can only push the developers so far on renewable energy, we cannot enforce.

Q. RC – Will the Unitary status of Ipswich affect the boundary?

A. Ipswich may want to change the boundary although there is no indication but SCDC may need to tie in with Ipswich.

Q. JK – Kesgrave Since the development at Grange Farm, Kesgrave has experienced severe traffic problems. It becomes critical if the A14 is closed. The road strategy needs changing.

A. Although various measures have been introduced in Kesgrave there is a massive problem in the infrastructure of the major roads. It is unlikely that fundamental change will come quickly.

Q. JF – Martlesham. Is money available for footpaths and outdoor play space?

A. Not for footpaths, although we recognise their value and it is something that we will look at. Money for play space depends on the number of houses in a locality. The Council is required by law to hold the allocated sum until the parish applies for it.

Q. VS – Tunstall. How do small villages receive money for play space when there is no new development?

A. I will find an answer and report back to you

Q. AH – Walberswick is losing its shop and post office. Does this mean that it will fall out

of the planning net because of lack of amenities?

A. It could do but other facilities, for example, a mobile shop or a pub, may score the necessary points.

Q. EC – Sudbourne. Some small villages are nearer a shop than area within large estates yet more attention is paid to villages not reaching the criteria.

A. – Yes but one concern is controlling occupancy in small communities.

Q. – IR Middleton. Would it be possible for clusters of villages with shared amenities to score the necessary points? Otherwise, how will we survive?

A. – Yes, this is possible but many parishes do not want this.

Q. – DC Ufford has completed its parish Plan. When will it be assessed?

A. - The next assessment is due in December.

Comments: AG – Parham and Parish Plan Officer, Suffolk Acre. LDF is so designed for documents to be assessed as and when ready if progress is slow. They do, though, need to confirm the evidence of sustainability - closeness to amenities or mobile services.

A. – It is important to take time and not rush it through.

C. - KC Framlingham a) The new Prime Minister may want to make changes to the Regional Spatial Strategy. b) Infrastructure should be in place before building.

A. - a) Any new plan would need a new review. b) Before construction developers do not have the money but once building starts, they have to pay.

Final points: the East of England Development Agency will take the place of the Eastern Regional Assembly in 2009. After this it is the EEDA that will adopt the plan.

Assessment of flood risks areas will not be completed for another two months.

As information evolves, it will be posted on the website www.suffolkcoastal.gov.uk.

4. Election of Chairman

Kevin Coe was elected for another year.

5. Election of Vice-Chairman

No nominations so held over.

6. Approval of Previous Minutes

In item 6 the first word should be 'Raves' not 'Raids'.

Corrected, approved and signed by the Chairman.

7. Matters Arising

None

8. To Elect Members of the Executive

Kevin Coe and Jennifer Friend Hollesley were re-elected for another year.

9. Members information and Exchange.

DC Ufford reported that it is possible to receive prior notice of a Tree Preservation Order.

JK Kesgrave said that a shelter had been provided for local teenagers. Although there are reservations about the location, it remained to be seen on whether it would be a success.

The **CEO** commented that a similar one in Leiston had cut petty crime considerably.

10. Issues to go to SALC Executive

None.

11. Paper Reports from Various Bodies.

a) Chief Executive's Report

CEO tabled her report and highlighted the topics.

I. The SALC AGM is on 2nd October. In the afternoon, Iain Dunnnett will speak on

environmental issues. In the evening the guest speaker will be Terry Waite.

II. A series of Visioning events are planned for November. These will explore the future of Suffolk in the next ten years and examine the roll of local government.

III. An event was held to celebrate the success of the Clerks who have passed the Certificate in Local Council administration.

IV. SALC will host the second Conference for the East of England Associations of Local councils in March 2008.

V. The training programme has been strengthened and was very successful in 2006-2007. From now on it will be subject to an annual internal review.

VI. The Village of the Year is a positive highlight of the year and it was a privilege to tour round all the entrants and see the villages at their best.

Additional to the Report the CEO mentioned the Third Sector Strategy. Late publication did not give enough time for review. SALC is putting on the pressure to make sure that there will be enough time to give considered views in the future.

b) Area Chairman's Report

Nothing to report but meetings of the Planning Committee and the full Executive are due shortly

c) Suffolk Coastal Local Strategic Partnership

Nothing to report

d) Sizewell 'A' & 'B' Stakeholders Group – John Hurn

Decommissioning of 'A' is now underway with reactor cooling and removing of hazardous waste materials. The proposal is that defuelling will be next, when 52,000 irradiated fuel elements will be removed from the two reactor cores taking an estimated two to three years. These will be sent to Sellafield, as they always have been in the station's forty years of operation. This will be followed by care and maintenance preparations. All out buildings will be demolished and the land restored. The reactor building will be weather proofed ready for a lengthy quiet period in which the natural radioactive decay will occur in the reactor cores. Final site clearing is estimated for between 2102 and 2110 when it can be used for other purposes. The NDA is studying an alternative plan, which could be completed in 25 years.

There will be a report on 'B' at the next area meeting

e) Greenprint Environmental Forum – Liz Mark

In July the group conducted a Footprint around Wenhaston. The purpose of these surveys is to ascertain the level of carbon a community emits. There will be a visit to Geater's Florists of Leiston in October.

f) Suffolk Coasts and Heaths – Simon Hooton

It is a statutory requirement that a plan is developed to set out the work needed to care for Areas of Outstanding Natural Beauty (AONB). Plans must be reviewed every five years. The first one was in 2002 after the implication of the Countryside and Rights of Way Act. We are preparing a new plan that will chart the work needed to take care of the Suffolk Coasts and Heaths up until 2113. All information gathered must be ready by November. It will then go before the Joint Advisory Committee for the Suffolk Coast and

Heaths and the final document will be published early in 2008. There is also a Strategic Environmental Assessment that is a simple summary of the conclusions of this work and is produced to enable transparency in the process. It is subject to public consultation at the same time as the draft Management Plan. We are just beginning a public consultation process in which we will be seeking the views of people who live in the area. We must also include all organisations in the area including Parish Councils.

Consultation documents are available from the Unit, County libraries or they can be downloaded from

www.suffolkcoastsandheaths.org.

The aim of the new plan is to conserve and enhance the character of the area and it must be managed in a sustainable way. It will consider the well being of local residents. It will also contain vital information for people whose activities will impinge on protected sites.

In conclusion, we must consider whether our actions make sense and that all concerned were able to have their say.

g) Any Other Matters

None

12. Items for the next Agenda

Possibly a speaker from the Local Strategic Partnership or another instalment from Steve Brown on the Local Development Plan.

13. Date of next Meeting – Monday 19th November at the Riverside Centre.

Chairman