

Letheringham Parish Council

Minutes of the Parish Council Meeting held
on Monday 25th March 2019 at Easton & Letheringham Village Hall

In Attendance

Terry Carlin (TC) (Chairman & Financial Officer)
Maurice Finch (MF)
Richard Gooding (RG)

David Allan (DA) (Clerk)

Public Attendance:

Mike Lloyd (ML) and Andrew Maskery (AM)

Public Forum commenced at 7.50pm

ML updated the Meeting regarding his complaint regarding Suffolk Coastal and the referral to the Ombudsman.

AM raised issues regarding eligibilities for the recently issued Parochial Church Council (PCC) Electoral Roll form.

The Public Forum closed and the Meeting opened at 8.00pm

2019.11 Apologies

Apologies received from Matthew Bickerton and Jean Barker, as well as from SCC Councillor Robin Vickery and Jan McNeill.

2019.12 Declaration of Interests

TC declared an interest in relation to any PCC issues, arising from his position as Treasurer of the PCC.

2019.13 Approval of Minutes & Matters Arising

Minutes of LPC meeting on 28th January 2019 were approved unanimously and signed by TC

2019.14 Matters of Report

DA went through correspondence received regarding the merging of Suffolk Coastal and Waveney District Councils to form East Suffolk Council, and the amended structures and processes generally and in relation to planning applications and responses in particular.

TC raised the issue of the PCC and the letter issued regarding the Church's Electoral Roll. TC observed that the Church had been closed for about 7 months and was at risk of permanent closure, affecting both the Church building as well as the adjoining cemetery. The

PCC had been restarted with a view to meeting the challenges faced by the church, but the costs involved far outstripped the donations and income received. This had been met previously by using reserves but these were now depleted. The PCC's aim was therefore to encourage as many people as possible to offer monthly contributions to support the Church, and to identify and encourage people who were interested in the Church and its history as well as those interested in attending services.

RG suggested that the PCC could liaise with him in relation to promoting walks that took in the church.

TC observed that all residents of any denomination was entitled to be buried in the Churchyard, and were entitled to vote in PCC Elections, which were held every six years, and attend meetings, which were held at the Village Hall in Charsfield.

The issue of Police engagement with Meetings and the community was revisited, with concerns to be raised with relevant officers following the decision to dispense attendance at Parish Council Meetings and with regular and specific reports to the Parish Council.

2019.15 B1078

MB had offered to contact other parties and a potential alternative supplier, and this issue would be revisited at the meeting in May 2019.

2019.16 Planning

The applications (DC/19/0630/ FUL and DC/19/0631/LBC) were considered.

TC observed that the application related to the Stable block, which was a listed building, and the Threshing Barn, dating in parts from the 14th or 15th century, with plans to convert each into separate five-bedroomed houses.

The plans appeared to involve the pulling down of other structures, and reference was also made to the construction of four additional dwellings.

The application had been submitted under Class Q Permitted Development, and it was queried whether the proposed work properly satisfied the relevant requirements. It was noted that a previous application to convert the barn into four separate dwellings appeared to have been abandoned, although the documents submitted contained reference to a further four dwellings.

TC observed that permitted development generally required some element of job creation, such as the provision of workshops or other facilities. The application appeared to assert that the letting of property was not viable due to the limited projected income, hence the decision to develop and sell, although this would mean that the farm would cease to function in its present form.

RG suggested that this could be linked with issues regarding the neighbouring Church, with the potential for funds from any developer being used to benefit St. Mary's and encourage support from the community.

There was general support for the notion of developing housing rather than property for holiday lettings, as this would support the community generally. It was observed that an

application under Class Q would avoid the imposition of the Community Infrastructure Levy, but that savings made could be used instead to provide toilet facilities and other benefits for the church as well as addressing vehicle access issues.

It was noted that there was an historic issue regarding rights of access, dating back to the demolition of the Farm House in 1946, with previous proposals to create an access route to the Church via Hoo Road. Keith Wallace had previously written about the need to establish legality of tracks used.

TC identified his interest in this issue as Treasurer of the PCC, and RG observed that he had a potential interest insofar as any development might otherwise involve holiday lets, although he was in favour of a free-market and competition and was not opposed the development of additional property for such use.

TC noted that it was in the interests of the community and the LPC to secure additional housing given reductions in population and the loss of dwellings over time. MF endorsed the comments regarding free-markets and the use of property for dwellings or temporary lets depending on demand. TC reiterated that Class Q development was less geared towards housing than it was towards job creation in rural areas, although RG observed that creating holiday lets would result in local employment. TC also raised concerns about potential disturbance to the Church from short term lets in neighbouring houses used as party locations by those in the area for holidays or very short periods, without any concerns for residents or church-users.

It was noted that a previous application to convert the stable block into live-work units had been refused, in part at least because the stable block was a listed building. However, there was a general agreement that development was not opposed in principle, but there were concerns regarding the use of Class Q permitted development, and regarding the impact on the neighbouring church, with the cemetery wall providing a boundary to the relevant area.

It was unanimously resolved that the LPC response should confirm the absence of any objection to the proposed development of two dwellings in principle, but that the concerns identified should be raised, along with the need for further specifics regarding the nature and impact of the proposed development, and for the impact on the Church and Churchyard to be considered along with the potential for some degree of 'planning gain' to benefit the Church and its facilities.

2019.17 Wickham Market Draft Neighbourhood Plan

This was circulated with no comments, save that RG raised the inadequacy of public transport and absence of sufficient employment opportunities in Wickham Market. It was unclear what if any impact the Neighbourhood Plan would have on Letheringham, and this would be reviewed in the light of further developments.

2019.18 Sizewell C

TC referred to emails sent. RG suggested that plans had been postponed due to lack of funds. TC referred to potential parking areas in Potsford with Hacheston being earmarked primarily for lorries, and additional car parking between Potsford and Hacheston. Proposed responses were discussed, objecting to proposals that encouraged the increase of traffic on

the B1078, and suggesting that alternative park and ride sites at Martlesham and the Orwell Truck Stop be considered, and for these to be considered by MB in the light of his enquiries.

2019.19 Asset Maintenance

The Noticeboard required some urgent attention, as the material used on the back had become warped and required replacement. A potential new noticeboard had been identified but this was too small. No further maintenance on assets was identified.

2019.20 Financial Report

2019.20.1 Invoices Received

Payment of £24 for the Village Hall Hire for the March Meeting was unanimously agreed.

A request from the PCC to increase the grant from £150 to £200 was considered, to cover additional costs for contractors to undertake work in the churchyard. TC recused himself, and it was otherwise resolved unanimously to increase the funding as requested.

Cheques for the agreed expenditures were to be drafted subsequently, as there were not two authorised signatories present at the meeting

2019.20.2 Finances

The Monthly Reports were presented and agreed, with 13p interest accruing and expenditure noted as already authorised (Reports attached at Annex A and B)

2019.21 Village Litter Pick

Arrangements confirmed for Sunday the 14th April 2019.

The timing of the annual Village BBQ was mentioned, with Sunday the 30th June 2019 being agreed as suitable for all concerned

The meeting closed at 9.25pm

Signed.....

Date.....13 / 05 / 2019

Next Meeting: Scheduled for the 13th May 2019 at 7.45 pm in the Village Hall

Appendices follow:

A Financial report as at 25th March 2019

B: Letheringham Parish Accounts as at 25th March 2019

Letheringham Parish Council**Financial Report as 25/03/ 2019****Cheques presented for payment at this meeting**

	Date	Chq #	Amt
Village hall	24/03/2019	100274	£24.00
churchyard fund	24/03/2019	100275	£200.00

Income received

Date	Amt
12/03/2019	£0.13

Current position before cheques are paid

Community Account	£5,806.66
Business Premium Account	£267.67
TOTAL	£6,074.33

Current position after cheques are paid

Community Account	£5,582.66
Business Premium Account	£267.80
TOTAL	£5,850.46

Expenditure approved Minute 2019.20.1 refers
Date 25th March 2019

Letheringham Parish Accounts

Statement of account as at 25/03/ 2019

COMMUNITY ACCOUNT #50571423

(2018-2019)

	date	Cheque no	debit	credit	total	vat	account statement date	statement date
C/F from 2017-2018	05/04/2018				£5,067.89			
SCDC precept	27/04/2018			£600.00	£5,667.89		£5,667.89	21/05/2018
village hall (march)	21/05/2018	100264	£24.00		£5,643.89			
village hall	21/05/2018	100265	£24.00		£5,619.89			
community heart beat trust	21/05/2018	100266	£54.00		£5,565.89		£5,619.89	23/07/2018
SALC membership fees	23/07/2018	100267	£35.23		£5,530.66		£5,584.66	24/09/2018
Insurance (came & co)	24/09/2018	100269	£168.00		£5,362.66			
village Hall invoice	24/09/2018	100270	£24.00		£5,338.66			
SCDC precept	30/09/2018			£600.00	£5,938.66			
village hall	26/11/2018	100271	£24.00		£5,914.66			
Community action Suffolk (web site)	26/11/2018	100272	£60.00		£5,854.66	£10.00		
Village hall	23/07/2018	100268	£24.00		£5,830.66			
Village hall	28/01/2019	100273	£24.00		£5,806.66			
Village hall	24/03/2019	100274	£24.00		£5,782.66			
churtyard fund	24/03/2019	100275	£200.00		£5,582.66			

BUSINESS SAVER ACCOUNT #50571431

c/f 01/04/2018	date	Payments	Receipts/ interest payments	Balance	Bank statement	statement date
c/f 01/04/2018				£267.28	£267.28	21/05/2018
04/06/2018			£0.13	£267.41	£267.41	23/07/2018
24/09/2018			£0.00	£267.41	£267.41	24/08/2018
26/11/2018			£0.13	£267.54	£267.54	26/11/2018
03/12/2018			£0.13	£267.67	£267.67	24/12/2018
12/03/2019			£0.13	£267.80	£267.80	12/03/2019

Total account balances

date	Community Account	business premium account	Total funds available
C/F from 2017-2018 final accounts	£5,067.89	£267.28	£5,335.17
21/05/2018	£5,619.89	£267.28	£5,887.17
23/07/2018	£5,530.66	£267.41	£5,798.07
24/09/2018	£5,338.66	£267.41	£5,606.07
26/11/2018	£5,830.66	£267.54	£6,098.20
28/01/2019	£5,806.66	£267.67	£6,074.33
29/03/2019	£5,582.66	£267.80	£5,850.46

LPC

ASSET REGISTER

Capital asset	Value (£)	Comment
Village sign	£1,469.00	Sign insured for public liability and replacement cost £4000
Phone box	£1.00	Replacement value £1000
Salt Box	£67.00	Replacement value £100
Millennium seat	£485.00	Replacement value £500
defibrillator	£2,130.00	replacement value£2130
village notice board	£500.00	replacement value £500
Total	£4,652.00	total replacement £8230

Approved Minute Reference 2019.20.2