

Grundisburgh & Culpho Parish Council
Minutes of a Virtual Meeting of the Council held on the 11th January, 2021

NOTICES had been posted according with regulations.

This meeting was held in accordance with Local Authorities and Police & Crime Panels (Coronavirus) (Flexibility of Local Authority and Police & Crime Panel Meetings) (England and Wales) Regulations 2020

Participants: - Messrs. S. Barnett, G.Caryer, B.Cook, A.Dunnett, J.Dunnett, D.Higgins, P.Kendall (in the Chair), R.Youngman, Mrs.J.Bignell, Mrs.A.Willetts, District Councillor C Hedgley, County Councillor R.Rout and 7 members of the public

1. Apologies for absence Mr. J.Lapsley

2. Declarations of Interest Mrs.Bignell, Mrs.Willetts, Mr.Cook and Mr.Kendall declared a Local Non-Pecuniary Interest in Village Hall matters.

3. Minutes The minutes of a Meeting of the Council held on the 9th November, 2020 had been circulated and were therefore taken as read. It was proposed by Mr. Kendall seconded by Mrs.Willetts, to unanimous approval, that these minutes be signed by the Chairman as a true record.

Matters arising The Clerk, following comments at the previous meeting, had contacted, Suffolk Norse concerning the overgrown state of the Lyttleton Meadow hedge bordering Ipswich Road. So far, he had not had a response.

4. Public Open Forum It was proposed by Mrs. Willetts seconded by Mr. Kendall to unanimous approval, that the formal meeting be suspended, and members of the public invited to address the meeting
The following issues were raised:

- Planning Mr. Rankin asked that the council should review its planning policy following his recent complaints about how an application he submitted has been dealt with by the Parish Council which he had found stressful and expensive. He considered the current policy was not equitable and transparent. The Chairman suggested, with Mr. Rankin's agreement, that the full correspondence between the Council and Mr. Rankin would be sent to the full Council and Mr. Rankin's complaint would be an agenda item at the March council meeting.
- Olde Forge Stores forecourt Mrs.Smith, owner of the forecourt, suggested that the Council should enter into a management agreement with her to take over the maintenance of the forecourt. This can be considered under Item 10.

5. County Councillor's Report County Councillor Rout's Report is appended to these minutes as Appendix "A" He was questioned about the delay in reinstating a section of the Meeting Lane verge. The Chairman will supply Mr.Rout with a summary of the long campaign to repair the verge. Mr.Rout had no additional information about the Planning Application for Chapel Field. He congratulated the Council on the quality of its response to the application.

6. District Councillor's Report District Councillor Hedgley's report is appended to these minutes as Appendix B. Revised plans for the Chapel Field Planning Application are expected soon by East Suffolk Council and will be heard by East Suffolk Council's Planning Committee at their meeting in either February or March The New Village Hall Application will be considered on the 12th January.

7. Chapel Field development. To consider proposals from Cncl. J. Dunnett in a letter dated 1st December 2020 Appendix "C"

Mr. Dunnett said that as the development is inevitable, the Council should abandon negativity and concentrate and insist on three areas of community development.

- The allocation of the area south west of the proposed Park Road entrance as an ideal site for a new Scout HQ.
- An area for allotment gardens
- A small P.O.S adjacent to Chapel Road to accommodate the recently suggested "Queen's Diamond Jubilee Oak".

He was reminded that there had been 351 objections to the Planning Application for Chapel Field and widespread opposition from villagers including his councillor colleagues who resented being called NIMBYs. A short film, paid for by the Chairman, clearly shows the narrow lanes surrounding the site, will be used in the objections to the revised plans and will soon be published on You Tube. The Scouts had spent 10 years of unfruitful negotiations with Lord Cranworth's Agents, Strutt & Parker for a site on Park Road. Extreme caution was advised in the consideration of any offer for the Parish Council to take over the management of the area south of the proposed development and Park Road

8. New Village Hall Report. To consider proposals from Cncl. J. Dunnett in a letter 1st December 2020 Appendix "C"

Mr. Dunnett quoted from East Suffolk Council Environmental Guidance Document which recommended "Adapt existing buildings instead of demolishing or building new". How did this relate to the new Village Hall Project?

The Chairman reminded the meeting that the existing hall was 100 years old, it was uneconomic to restore and that the erection of a new hall should shortly commence.

9. Quiet Lanes Mr. Caryer reported.

A leaflet describing the Quiet Lanes Project, the Parish Council's proposals and asking for villager's comments was distributed to every dwelling in Grundisburgh - see Appendix "D"

Mr. Caryer's report to this meeting is appended to these minutes as Appendix "E"

It was agreed that the Parish Council should apply for the following lanes be designated Quiet Lanes.

- Meeting Lane/ Chapel Road/Chapel Lane/ Half Moon Lane
- Elm Tree Farm Lane/Gull Lane
- Newton Hall Lane up to boundary with Swilland Parish (Swilland have requested their section)
- Grundisburgh Road between Park Road/Lower Road up to boundary with Bealings Parish (Bealings have requested the section of road between the boundary and Boot Street, Great Bealings)
- Sandy Lane (lane in front of St. Mary's Church)

It was generally felt that this project will lead to more awareness of vehicle drivers' responsibilities to take extra care in Quiet Lanes and that this could lead to additional traffic calming measures.

The cost of provided street notices will be approximately £2,000, much of this will be covered by grants from Suffolk County Council and East Suffolk District Council. Mr. Caryer proposed seconded by Mrs. Willetts, to unanimous approval, that the sum of £1000 should be set aside in the 2021/2022 budget.

10 Olde Forge Stores Forecourt. To discuss a Report compiled by the Clerk requested at the previous meeting. – Appendix "F"-

Mrs. Smith, owner of the forecourt, suggested earlier in the meeting, that the Council should enter into a management agreement with her to take over the maintenance of the forecourt.

It was agreed that to produce an effective long-term solution a larger area including the driveway leading to the bungalow and Dog carpark would have to be included, drainage issues addressed, professional advice sought and all interested parties Mrs. Smith, The Stores, Dog Inn, owner of Longridge, Bowls Club and the Parish Council should be involved in a round table discussion to approve a scheme and how it should be financed.

It was further agreed that the first step would be to obtain professional advice. Mr. Cook offered to show a Civil Engineer colleague the site who could give advice on the work needed to provide a long-term solution.

11. Financial Matters

11.1 Precept

The Clerk reported that the Parish Council had just been informed by East Suffolk Council that its Council Tax Base for the 2021/2022 Financial Year will be 645.89 band D equivalents.

The Council had previously decided that the 2021/22 Precept and Budget should be discussed by the Finance Sub Committee at the same meeting, which this year will be on the 20th January, who would make their recommendations to the following full Council Meeting.

Because of the Pandemic this information has arrived much later than in previous years and as a consequence the Council has to submit its Precept requirement by the 31st January. The Clerk suggested that this should be discussed at the next Finance Sub Committee meeting on the 20th January and their recommendations put to an Extraordinary Council Meeting to be arranged shortly thereafter.

11.2 Letters of thanks

Grundisburgh Lunch Club
Greenways Countryside Project

11.3 Applications for grants

Playingfield Management Committee
Village Hall Management Committee
To be considered by the Finance Sub Committee on the 20th January

11.4 Payments received since the last meeting

Mr.J.Richards £12.00 Allotment Rent

11.5 Ratification of payments made since the last meeting and approved at the time

Mr.G.Caryer	£173.47	Combi Hammer Drill – Millennium Meadow
SALC	£27.00	Payroll Service
Mr.R.Fletcher	£240.00	Village Greens Grass Cutting – September
Mr.J.Ager	£512.85	Clerk's Salary October – November
	£47.11	Clerk's Expenses October – November
HM Revenue & Customs	£128.40	Income Tax
Doyle Electrical Services Ltd	£1,260.00	Playing Field Floodlights
Suffolk Coastal Norse Ltd	£64.01	Dog Waste Bags
Ipswich Borough Council	£550.00	Greenways – Donation Millennium & Lyttleton Meadow
Grass Cutting		

It was proposed by Mr. Kendall seconded by Mr.Barnett, to unanimous approval, that these payments be ratified.

11.6 Emergency payments made prior to the meeting under Section 5.7 of Financial Standing Orders

Suffolk Coastal Norse Ltd	£234.00	New Fido Bin – entrance to St.Mary's Churchyard
Mr.R.Fletcher	£160.00	Village Greens Grass Cutting – October 2020
Vertas Group Ltd	£216.72	Playing Field grass cutting
Mr.P.Stebbins	£105.00	Weed killing, clearing and rotavating Plot 17
M.P.Stephenson & Sons	£100.00	Christmas Tree
Mr.R.Fletcher	£80.00	Village Greens Grass Cutting – November
Grundisburgh Luncheon Club	£135.00	Donation – Fish & Chips lunch £82.50
		House plants £52.50

11.7 Other payments requiring approval

Mr.J.Ager	£512.85	Clerk's Salary December 2020 – January 2021
	£47.60	Clerk's Expenses December 2020 – January 2021
	£95.00	Society of Local Council Clerks – 2021 Membership
	£56.20	Allotment Water Charges – Wave

It was proposed by Mr. Kendall seconded by Mrs.Willetts, to unanimous approval, that these payments be made.

Financial Matters cont...

11.8 Account Balances as at 11th January, 2021.

Business Tracker Account	£62.63
Current Account	£25,859.32
Post Office Investment account	£21,221.71
VAT to claim	£881.95
TOTAL	£48,025.61

11.9 Budget Report attached

12. Planning Report Mrs. Willetts reported
Her full report in appended to these minutes as Appendix "G "

Recent Planning applications. Comments sent

DC/20/5150/FUL. Valley Barn Otley Road, Grundisburgh. Change of use from agricultural land to garden associated with Valley Barn

The Parish Council had objected to the change of use from agricultural land to residential garden. It would represent a further degree of domestication on the site which the conditions on the original permission seek to avoid by removing the permitted development rights that allow the construction of outbuildings.

DC/20/5195/FUL _Orchard End, Grundisburgh. Erection of single storey outbuilding

The Parish Council objected to this application. Although this is a minor application, set as it is in the front garden of the host property and forward of the principal elevation of the house, it is likely that if approved in its current location it would cause visual harm, have a significantly negative effect on the street scene and set a precedent for other properties in Orchard End.

The Parish Council would suggest that there is ample space on the site to place the proposed single storey residential building adjacent to or behind the dwelling but not in the front garden.

Hill House, Woodbridge Road, Grundisburgh DC/20/1210/FUL – refused. C/08/0725 – approved.

The Parish Council has submitted a request that the site should be subject to enforcement action retrospective planning application for change of use for the building used as a shop and a retrospective planning application be submitted for the 5-bay garage.

13. Village Hall Management Committee Report Mr. Cook reported that a Planning Application - was being considered by East Suffolk Council on the following day 12th January. He thanked the Council who paid the £231 application fee. It is expected that the application will be approved. The builder will then be announced and groundwork could start in one week.

Mr. Dunnett asked whether the Village Hall Management Committee was getting the best possible deal. Mr. Cook assured him that the prices agreed were better than received from other contractors and superior to guide prices. Note the application was subsequently approved

14. Footpaths & Environment Committee Report No report

15. Roads and Transport Committee Report No report

16. To Receive reports from Council Representatives to other organisations No report

17. Public Open Forum

It was proposed by Mr. Kendall seconded by Mrs. Willetts to unanimous approval, that the formal meeting be suspended, and members of the public invited to address the meeting

- The sad death of Peter Brunning was noted. Mr. Brunning had given great service to the village for many years as Parish Councillor, Lay Chair of the Parochial Church Council and member of the church choir. He is especially remembered for his leadership of the campaign to convert the Old School to social housing.

18. Items for Next Meeting It is anticipated that an Extraordinary Council Meeting will be called soon after the Finance Sub Committee Meeting on the 20th January to agree a Precept application for the 2021/2022 financial year. A revised plan for the Chapel Field development may have been published in time for it to also be considered at that meeting,

19. Any Other Business

- It was previously agreed that the passing places constructed in Grundisburgh & Culpho by the East Anglia One project would be left in place, but the 'Passing Place' signs removed. The passing places are now in a very poor condition. The Clerk will find out who is responsible for their maintenance,
- Mr. Paul Franklin had resigned as Parish Councillor. He was thanked for his huge contribution to the appearance of the village especially the maintenance of benches and his work on the Millennium Meadow.
- 2021 Council Meetings March 8, May 10th, July 12th, September 13th, November 8th. The Annual Parish Meeting can be held at any time between 1 March and 30 June.

Action Summary

3. Clerk
4. Clerk & Chairman
5. Chairman
9. Mr. Caryer
10. Mr. Cook
19. Clerk

Budget 2020/2021

01/04/2020 Through 31/03/2021 Using Budget 2 (in Pound)

01/01/2021

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Category Description	01/04/2020 Actual	- Budget	31/03/2021 Difference
INCOME			
Allotment Rent	192.00	192.00	0.00
Bank Interest	0.03	100.00	-99.97
CIL payments	4,249.17	0.00	4,249.17
Precept	19,800.00	19,800.00	0.00
TOTAL INCOME	24,241.20	20,092.00	4,149.20
EXPENSES			
Administration			
Audit Fee	0.00	200.00	200.00
Clerk			
Expenses	324.04	500.00	175.96
Income Tax	513.00	0.00	-513.00
Office	0.00	577.00	577.00
Payroll Service	22.50	90.00	67.50
Salary	2,564.85	3,854.00	1,289.15
Soc.Clks	95.00	92.00	-3.00
Training	22.50	50.00	27.50
TOTAL Clerk	3,541.89	5,163.00	1,621.11
Clrs. Exp.Train	0.00	300.00	300.00
Conference calling	125.00	0.00	-125.00
Data Protection	0.00	40.00	40.00
Hire of Rooms	64.00	250.00	186.00
Insurance	260.68	300.00	39.32
Laser Printer	0.00	200.00	200.00
Parish Meeting	0.00	435.00	435.00
Photocopying	0.00	110.00	110.00
SALC	543.78	550.00	6.22
Stationery	0.00	100.00	100.00
Website	110.00	100.00	-10.00
TOTAL Administration	4,645.35	7,748.00	3,102.65
Run Costs			
Bus Shelters			
Cleaning	0.00	300.00	300.00
Repairs	448.00	200.00	-248.00
TOTAL Bus Shelters	448.00	500.00	52.00
Defibrillator	0.00	250.00	250.00
Highways			
SAVID	0.00	100.00	100.00
Speedwatch	0.00	200.00	200.00
TOTAL Highways	0.00	300.00	300.00
Local Plan Fighting Fund	0.00	2,500.00	2,500.00
Pks Open Spa			
Allotments	253.68	200.00	-53.68
Benches	46.66	0.00	-46.66
Climate change	0.00	1,000.00	1,000.00
Climate change Reserve	0.00	500.00	500.00
Dog Fido Bins	248.34	200.00	-48.34
Football Club	0.00	350.00	350.00
Football Club - lighting	1,050.00	500.00	-550.00
Footpaths & Environment	50.00	150.00	100.00
Grundisburgh Baptist Church	195.00	195.00	0.00
Litter Bins	0.00	100.00	100.00
Millennium Meadow	805.41	1,100.00	294.59

Budget 2020/2021

01/04/2020 Through 31/03/2021 Using Budget 2 (in Pound)

01/01/2021

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Category Description	01/04/2020 Actual	- Budget	31/03/2021 Difference
Old Forge Stores Forecourt Repair	0.00	500.00	500.00
Playing Field Play Area Reserve	0.00	250.00	250.00
Playingfield	541.80	900.00	358.20
Playingfield - repairs	0.00	250.00	250.00
St.Bots	195.00	195.00	0.00
St.Mary	640.00	640.00	0.00
Tennis Club	500.00	500.00	0.00
Village Greens			
Mowing	1,440.00	2,000.00	560.00
Posts & Rails	0.00	300.00	300.00
Stream	800.00	800.00	0.00
Xmas Tree	100.00	180.00	80.00
TOTAL Village Greens	2,340.00	3,280.00	940.00
War Memorial	148.00	100.00	-48.00
Wheeled Bin	48.08	150.00	101.92
TOTAL Pks Open Spa	7,061.97	11,060.00	3,998.03
Youth Club	600.00	600.00	0.00
TOTAL Run Costs	8,109.97	15,210.00	7,100.03
Section 137			
British Legion	80.00	80.00	0.00
Citizens Advice	50.00	50.00	0.00
CPRE (Suffolk Preservation Soc)	0.00	36.00	36.00
Disability Advice Service	50.00	50.00	0.00
East Anglian Air Ambulance	100.00	100.00	0.00
Lighthouse	25.00	25.00	0.00
Lunch Club	135.00	200.00	65.00
Sflk Accid Resc	100.00	100.00	0.00
St.Botolphs Benefice Magazine	100.00	100.00	0.00
Suffolk Family Carers	50.00	50.00	0.00
SWLT	75.00	75.00	0.00
TOTAL Section 137	765.00	866.00	101.00
TOTAL EXPENSES	13,520.32	23,824.00	10,303.68
OVERALL TOTAL	10,720.88	-3,732.00	14,452.88

APPENDIX "C"

JOHN DUNNETT
SQUEECH FARM COTTAGE
GRUNDISBURGH
WOODBIDGE
SUFFOLK
IP13 6TL

TO THE CHAIRMAN
GRUNDISBURGH & POLPHO P.C.

01.12.20.

PLEASE CIRCULATE, IF POSSIBLE TO COUNCIL & CLERK.

REF' EAST SUFFOLK COUNCIL ENVIRONMENTAL GUIDANCE DOCUMENT.

I HAVE, THROUGH THE GOOD OFFICES OF COUNCILLOR FRANKLIN, HAD VIEW OF THIS DOCUMENT. CAN I SUGGEST THAT THE AGENDA OF THE JANUARY MEETING, IN THE SPIRIT OF THIS GUIDANCE, INCLUDES THE FOLLOWING ITEMS, IN A SUITABLE FORMAT?

① REFERENCE PAGE 12 OF THE DOCUMENT: "ADAPT EXISTING BUILDINGS INSTEAD OF DEMOLISHING OR BUILDING NEW". HOW DOES THIS RELATE TO THE N.V.H. PROJECT?

② CHAPEL (MILL) FIELD DEVELOPMENT: WOULD IT NOT BE TIMELY TO ACCEPT THAT A REJECTION OF THE PROPOSAL WOULD TURN DISTRICT LOCAL PLAN POLICY ON ITS HEAD, TO APPEASE THE NIMBYS OF GRUNDISBURGH?

③ AS THE DEVELOPMENT IS INEVITABLE, COULD WE INSIST ON THE FOLLOWING INCLUSIONS? :

a) THE ALLOCATION OF THE AREA SOUTH WEST OF THE PROPOSED PARK ROAD ENTRANCE (CURRENTLY SHOWN AS PUBLIC OPEN SPACE (P.O.S.)) AS AN IDEAL SITE FOR THE NEW SCOUT HQ, FOR IT WOULD ALLOW ACCESS TO THE PLAYING FIELD AND EXISTING HUT (FOR STORAGE ETC).

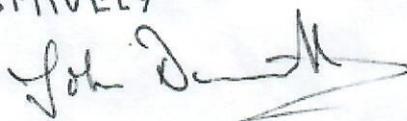
b) AN AREA IDENTIFIED FOR ALLOTMENT GARDENS, PREFERABLY AS CLOSE TO THE VILLAGE CENTRE AS POSSIBLE.

c) A SMALL P.O.S. ADJACENT TO CHAPEL ROAD TO ACCOMMODATE THE RECENTLY SUGGESTED -

QUEEN'S DIAMOND JUBILEE OAK.

I SINCERELY HOPE THAT THE COUNCIL AND ITS PLANNING SUB-COMMITTEE WILL PURSUE THESE SUGGESTIONS

'POSITIVELY'

REGARDS 

Appendix "D"

Dear Resident,

In response to representations from residents, Grundisburgh and Culpho Parish Council is exploring the opportunities to designate certain roads as 'Quiet Lanes'. Quiet Lanes are intended for shared use by walkers, horse riders, cyclists and other road users to enjoy country lanes in greater safety and to encourage drivers to 'Expect and Respect' more vulnerable road users. Quiet Lanes can offer the opportunity for increased levels of walking and cycling which will contribute to Suffolk County Council's public health aims and its Green Access strategy.

We feel that this project would be of real benefit to Grundisburgh's residents and to those who come to visit. The lanes being considered will link with our existing footpaths and bridleways to maximise the benefits of open-air activity. These types of lanes do not impose traffic restrictions and are not enforced. Advisory signs are placed at either end of Quiet Lanes to clearly show motorists that the road is a shared space.



Within Grundisburgh we have identified three groups of potential quiet lanes:

- (1) Meeting lane, Half Moon Lane, Chapel Road and Lane, Park Road and Lower Road;
- (2) Elm Tree Farm Lane/ Wood Farm Road and Gull Lane; and
- (3) the section of Stoney Road in front of the church from The Old School to Woodbridge Road, sometimes known as Sandy Lane or Sandy Walk.

The lanes are marked in red on the map below.



To take things forward, this letter seeks to inform you and obtain your initial views about these proposals: we would welcome these by **7 January 2021**, please, either by email to: Geoff Caryer geoff@caryer.co.uk or by post to Geoff Caryer, The Chestnuts, Rose Hill, Grundisburgh, Woodbridge IP13 6TG.

There will also be an opportunity to comment on and to discuss these proposals during the January Zoom meeting of Grundisburgh and Culpho Parish Council on 11 January 2021. There will be further opportunities for comment in the following weeks.

Appendix “E”

Quiet Lanes Report to Grundisburgh and Culpho Parish Council

Actions Points for Grundisburgh and Culpho Parish Council

1. Meeting Lane - to decide whether to include or exclude Meeting Lane between Orchard End and the Green.
2. Chapel Road – to decide whether to include or exclude Chapel Road.
3. Newton Hall Lane - to approve this addition of part of Newton Hall Lane to our quiet lanes parish map.
4. Wood Farm Road – to decide whether to include or exclude Wood Farm Road
5. Sandy Lane (Lane in front of Church) - decide whether to include or exclude Sandy Lane.
6. Funding - to approve an earmarking of up to £1000 to cover any costs, over and above available grants, incurred to implement quiet lanes in Grundisburgh.
7. Review the proposed signs and locations.

Background

40% of all Suffolk’s Parishes (192 in total) have engaged with the Quiet Lanes Suffolk scheme, nominating a massive 399 lanes (323 Routes) and a total length of 507km.

For those lanes accepted by Suffolk County Council for phase 1 of the scheme, a formal approval process will commence (including formal press notices) at the end of January 2021.

Once signs are in place, SCC are planning a publicity campaign to draw drivers’ attention to the quiet lanes initiative.

Publicity - Grundisburgh

A flyer informing residents of the quiet lanes project has been distributed throughout Grundisburgh village (over 650 copies delivered over the weekend 12/13 December), an electronic copy was distributed on Grundisburgh Google on 11th December (over 400 addresses) and information posted on Grundisburgh Facebook Group (over 750 members). Responses were requested by 7th January.

Responses

As of today (9th January), 73 responses have been received. Apart from the issues identified below all supported the initiative:

General

The quiet lanes designation, on its own, is not sufficient. Note: The designation of a Quiet Lane does not preclude other actions. For example SCC plan a publicity campaign once QLs established.

Meeting Lane

Proposal that the part of Meeting Lane between Orchard End/Grundisburgh School and Then Green be excluded due to presence of pavement. As a result of circulating this concern, 4 other residents agreed and 3 disagreed.

Note 1: A traffic survey recorded 233 pedestrian journeys to and from the school on a single day. This section of Meeting Lane would be omitted from the QL scheme if this section is excluded.

Note 2: When asked if the presence of a pavement was an issue, the advice from the Quiet Lanes experts is “pavement not an issue at this stage, though Highways might suggest a different formal starting point for the QL when designated as part of the detailed design”.

Note 3: first suitable location for a Quiet Lanes sign in Meeting Lane (coming from the Green) is the School Sign part way up to the school entrance.

Action Requested – Grundisburgh and Culpho Parish Council are requested to either decide whether to include or exclude Meeting Lane between Orchard End and the Green.

Chapel Road

One resident expressed concerns about inclusion of Chapel Road due to pedestrians walking in the middle of the road.

a. decide whether to include or exclude Chapel Road.

Newton Hall Lane

Swiland Parish Council have requested we include that part of Newton Hall Lane which enters Grundisburgh parish and terminates at the junction with Otley Road, to complete their quiet lanes plan. They will handle the communications with residents etc.

Action Requested – Grundisburgh and Culpho Parish Council are requested to approve this addition of this part of Newton Hall Lane to our quiet lanes parish map.

Grundisburgh Road (between Park Road/Lower Road and Boot Street (Greater Bealings))

Bealings Parish Council have requesting that Grundisburgh Road be classified as a Quiet Lane for the section between Boot Street and the boarder with Grundisburgh parish and will therefore request signage. We have requested signage at the junction with Park Road/Lower Road.

Wood Farm Road (Culpho)

Wood Farm Road extends from Grundisburgh parish into Culpho. Although no signage was proposed in Culpho, all properties on Wood Farm Road, in both Grundisburgh and Culpho parishes, have received the flyer.

One resident suggested this road be removed as it is a “no through road” with no connections to footpaths or bridle ways. So few walkers/horses/cyclists.

Action Requested – decide whether to include or exclude Wood Farm Road.

Sandy Lane (Lane in front of Church)

One objection received to the inclusion of Sandy Lane/Stoney Road (road in front to Church) as not requiring Quiet Lane status.

Action Requested – decide whether to include or exclude Sandy Lane.

Indicative Costs

Funding will be available from both Suffolk County and East Suffolk District Council. Current indications are that Grundisburgh could receive a grant of £600 from Suffolk County Council plus additional funding from East Suffolk on a per route basis.

The current estimate of costs is in the order of £2000.

Action Requested – Grundisburgh and Culpho Parish Council are requested to approve an earmarking of up to £1000 to cover any costs, over and above available grants, incurred to implement quiet lanes in Grundisburgh.

Geoff Caryer

11th January 2021

Appendix "F"

Grundisburgh & Culpho Parish Council

The forecourt badly needs attention. Very large potholes keep appearing; are filled in and in no time reappear.

I suspect that the sub surface hasn't changed much since the time the area was a Forge and had to just bear the weight of horses and carts, not today's heavy traffic. See photo at the end of this report.

I obtained Land Registry Reports some time ago which showed that the Old Forge Stores does not own the Forecourt. Katherine Smith of Willow Cottage claims that the forecourt belongs to her but there is no Land Registry Report, which is not unusual. I don't think we have any reason to doubt her and assume that she has seen a plan in her deeds that verifies this.

The following are extracts from the minutes of Council Meetings where the Olde Forge Store forecourt was discussed 2007 - 2010. There are many instances since then when the issue has been raised. Over the years minor repairs and resurfacing has been carried out but the sub surface, I suspect, has not been improved hence the continuing problem.

I suggest the September 2007 report is significant and is worth examination. At that time to resurface the area to the standard required for estate roads the cost would have been £9,000 which I suggest is the standard we should aim for. Inflation would now increase the cost to £12,581. In the past I believe it is the cost of a long term repair that has deterred the Parish Council from taking any action.

Mrs. Smith has received three quotations for resurfacing averaging £7,000 which is considerable less expensive, but do these adequately provide a sub surface which will cope with the weight of traffic using the forecourt?

If the Parish Council contributes to any work carried out I suggest we make sure it is a permanent. The surface will have to be able to withstand the weight of cars and heavy lorries who park there to unload. If potholes reappear it will be a tragic waste of money.

How much money is available? As the Council has agreed to 50% Precept as a General Reserve it could safely spend an additional £8,274 in the current financial year.

Estimated General Reserve 31/03/2021	£18,174
Half precept	<u>£9,900</u>
Surplus	£8,274

The council has £1,500 as an earmarked reserve for the restoration of the forecourt.

A county council highways officer told me some time ago that he thinks that water draining from the road on to the forecourt could cause some of the problems. Also water draining from the Dog Inn side access road and car park. Will some sort of drainage channel have to be installed on the boundary between the road and forecourt? Will county council highways have to be consulted to agree the position of the boundary and the extent of its responsibilities? If drainage is required will they contribute to the cost? If the surface is non-porous will drainage be an issue?

One solution would be to continue filling in the potholes, perhaps on a more regular basis, until the surface is stabilised. Or could this approach be a long term solution?

John Ager

10th September, 2007

3.1 Olde Forge Stores The Clerk had obtained from County Council Highways an estimate for the reconstruction of the area in front of the Olde Forge Stores of £60 per square metre. This would consist of a 200mm sub base and 190mm black road base which is the adoptable standard the County Council would require for estate roads. He estimated the cost would be approximately £9,000. Suffolk County Council is unlikely to adopt the area without it being properly constructed to adoptable standard and then only if it is in the public's interest. The area in front of the Dog Inn and to the side of the Olde Forge Stores, the road way to the car park at the rear, and the car park itself also constantly has to be repaired. All this area is owned by the Dog Inn.

The Clerk consulted SALC who pointed out that Section 137 of the Local Government Act 1972 gives parish councils the power to do anything that will benefit the community, or part of it, where there is no other specific power covering the action. Parish Councils can spend up to £5.44 per elector (2006/7) increasing annually with inflation on anything it considers worthwhile if, and only if, where there is no other power that can be used. The Parish Council has the power to spend £6,756 annually on Section 137 payments/

Although the dangerous state of the forecourt and the need for a long term solution was recognised caution was urged as a precedent could be set and this kind of expenditure could be perceived by residents as an inappropriate use of council tax. The Clerk would speak to the owner of the Olde Forge Stores.

12th November, 2007

3.1 Olde Forge Stores The Clerk had spoken to the owner of the Stores concerning the state of the fore court discussed at the previous meeting. Mrs.Hyde felt that the problem could be solved by stopping the drainage of surface water from the road way to the side of the Dog Inn to the forecourt. During the winter months this often caused water to freeze in the area near the Stores causing a hazard for pedestrians. A metal mesh drain could be inserted across the road. She will write to the Clerk.

14th July, 2008

3.3 Dog Inn /Olde Forge Stores The Clerk has written to Maureen .Hyde and James & Charles Rogers concerning pot holes in the forecourt. A letter complaining about the dangerous state of the area had been received from Mr.& Mrs.Jay. The Clerk also spoke to James & Charles about the missing pub sign which, he was informed, was in the process of being restored. He also reminded them of the councils offer to contribute to the cost of improving lighting in the area.

8th September, 2008

3.1 Dog Inn/Olde Forge Stores Some pot holes have been repaired to the side of the Dog Inn others on the forecourt and in front of the Olde Forge Stores have not yet been dealt with. The Pub Sign is still awaiting restoration.

10th May 2010

6.1 Dog & Olde Forge Stores Fore Court As all the potholes in the forecourt of the Stores and Dog Inn had been repaired the Clerk did not contact the District Council Health & Safety Officer. Mr.Goddard and the Chairman also visited the site and agreed. Mr.Dunnnett said that he had invited Messrs. Brooks & Wood to quote for the re-surfacing of the forecourts which included repair of the potholes, 30mm resurfacing overall and new kerbing surrounding the Green area. Cost £5,035 plus VAT. He proposed that the Council should give financial aid to enable this work to be carried out. It was agreed that the Highways Sub Committee should investigate this further and that Mr.Dunnnett's proposal should be an agenda item at the July meeting of the council and that more information would be circulated to councillors prior to that meeting.

12th July, 2010

11. Dog Inn & Olde Forge Stores Forecourt The Clerk reported that he had walked over the forecourts and the pot holes have been filled so, in his opinion, there is not a Health & Safety Issue at the moment so he did not contact the District Council Health & Safety Officer. The Grundisburgh Conservation Area Appraisal June 2010 stated that: *The Village Green adjacent to the Dog Inn along with the hard surfaces has long been a problem area of the village centre. There is very little proper foundation to the terraced area and continual patching has caused damage by frost water and constant maneuvering of vehicles. This area would benefit from a project aimed at positively enhancing the area*

The possibility of District/County Council funding will be investigated. There was disagreement as to whether the Parish Council should contribute.



Appendix "G"

Grundisburgh & Culpho Parish Council Council Meeting January 11th 2021 Planning Report

Applications approved by East Suffolk since last Parish Council meeting

DC/20/3976/TCA Saddlers Cottage, Woodbridge Road

Ash - to be felled. Tree is causing excessive shading especially for neighbour (Basketmakers Cottage), and safety concerns because of basal cavity, and rapid growth.

Applications received since last PC meeting

DC/20/4548/FUL Land adj to Ipswich Road Grundisburgh.

Erection of new Village Hall with associated external works. Submitted by the parish council.

DC/20/4704/FUL 2 Laurel Cottages Bonds Corner Grundisburgh.

Single storey rear extension following demolition of single storey lean – to.

DC/20/4891/VOC 3 Pine Grove, Lower Road Grundisburgh.

Variation of condition no.5 of DC/20/2660/VOC. Outbuildings repositioning of new dwelling

DC/20/5061/FUL. Boundary Farm, Clopton Road Grundisburgh.

Proposed alterations and rear extension.

DC/20/5150/FUL. Valley Barn Otley Road Grundisburgh Woodbridge Suffolk IP13 6RX

Change of use from agricultural land to garden associated with Valley Barn

DC/20/5195/FUL.13 Orchard End Grundisburgh Suffolk IP13 6UA

Erection of single storey outbuilding

DC/203284/FUL. & DC/20/3362/FUL. Land to the west of Chapel Road Grundisburgh

Chapel Field.

Neither application have been presented to the planning committee of East Suffolk.

The information that passed between Suffolk County Council (SCC) the promoter of the site Hopkins Homes (HH) and East Suffolk Council (ESC) was the subject of a Freedom of Information(FIO) request by Craig Plant. Recently a reply was received all be it a month later than the statutory 6week period.

After considering all the information received the following letter was sent to relevant officers and members of both SCC and ESC signed by Peter Kendall and Ann Willetts

Dear Sir/Madam.

Recently, some information has come to our attention that casts some doubt on the integrity of the Local Plan examination process recently conducted by the Secretary of State, involving East Suffolk District Council (ESDC) and Suffolk County Council (SCC). Although this information only concerns a small part of the Local Plan, you will be aware from the large number of representations opposing the allocation of Chapel Field under Policy SCLP12.51 (originally 12.52) that there is significant negative sentiment about the proposal and as such it is a very important matter to the residents of Grundisburgh and, by extension, Grundisburgh & Culpho Parish Council (GCPC) who we represent.

This new information leads us to believe that:

- I. Key information was withheld from both the general public and Planning Inspector by ESDC and SCC during the Local Plan examination that may have had a material impact on the assessed deliverability of the site.
- II. ESDC and SCC demonstrated unequal treatment in terms of consultation and engagement with impacted landowners based on whether they would be supportive or not supportive of the proposal.

We kindly request that these matters be examined **promptly**, that our questions below are **answered honestly** and that **appropriate remedies are applied** based on your findings.

To recap; after determining that policy SCLP12.52 in the Final Draft Local Plan was not deliverable in its first iteration, ESDC and SCC sought to amend the policy through Main Modification 86. The substance of this change was to provide *safe and suitable access* to the site by shifting the access point to Park Road to the south, by providing the necessary road widening to Park Road (which we still feel is insufficient) and specifying the need for village connectivity to the north of the site. The key evidence demonstrating the deliverability of this amended policy was a Statement of Common Ground (SoCG - attached) which was drafted and signed between ESDC, SCC and the Site Proposer before being provided to the Planning Inspector and published for public examination.

Quoting passage 6 of the SoCG: *"The parties agree that the attached proposed indicative access drawing (1812-296-001E attached) demonstrates that safe and suitable access arrangements can be achieved with passing places on Chapel Road and the widening of Park Road, which can be achieved within land controlled by the Highway Authority and the site landowner. This is sufficient to demonstrate in principle, for the purposes of the Local Plan Examination, that highway access engineering measures can be delivered, with more detailed proposals to be submitted and scrutinised through the development management process."*

The SoCG included a technical drawing detailing the extent and nature of road widening needed as well as maps showing noteworthy boundaries - specifically the conservation area to the north, and Grundisburgh Hall 'Historic Park & Garden' (HP&G) immediately to the south of Park Road.

However, we now understand that both ESDC and SCC were aware that the necessary road widening would require some land belonging to HP&G to be sacrificed, including the removal of trees and hedgerows, all in apparent conflict with Policy 'SCLP11.8: Parks and Gardens of Historic or Landscape Interest' which states: *"Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden"*.

We now know that ESDC and SCC were aware of the requirement for veteran tree and hedgerow removal because a prior, *unpublished* version of the technical drawing (1812-296-001C) - attached - details this exact requirement and was in the possession of the relevant officers of both ESDC and SCC.

To understand how these points came to be removed from subsequent versions of the technical drawing I refer to the (attached) email exchange between the Site Proposer and SCC dated 10th October 2019 (prior to the publication of the SoCG) which says: *"Please find attached an amended site access plan for Grundisburgh following further discussion with Andrea McMillan at East Suffolk. Andrea requested that the text boxes which referred to tree/hedge removal to be omitted as this is too much detail at this stage."*

A second, and equally important, consideration in assessing the deliverability of the allocation related to the pedestrian connectivity to the wider village via the footpath on the northern perimeter of the site.

We were disappointed to recently find out that the SCC Public Right of Way team (PROW) team had in fact carried out an assessment of the proposed route and highlighted a number of issues as detailed in this excerpt from an internal email exchange at SCC: *"I did go out and have a look on site, there is scope to improve the route, and having checked the def map [sic] it looks as though the line of the path is adjacent to the barriers I thought might be a problem. The route from Ipswich road through the carpark is surfaced and obviously shared with the vehicular access, it doesn't look as though there is scope to segregate the use at this point, the rest is grass through the recreation ground then it kinks to the North to run behind the houses, some clearance/shrub removal may be required along this section to achieve the desired width but there are likely to be pinch points... .. We would normally liaise with the landowners when it comes to resurfacing and or upgrading but ultimately the Highway Authority own the surface of the path and as much of the subsoil as required to maintain it..."*

We note that even now, after a full planning application for the site has been submitted, that no-one from ESDC, SCC nor the Site Proposer actively engaged either Fields in Trust (FiT), the trustees of the recreation ground, nor even GCPC in any of these matters; despite this being something that the PROW team said they would 'normally' do in such a situation, and that it was the 'biggest single issue' in an SCC officer's eyes (attached).

We are grateful that FiT commented on the subsequent planning application, but we feel their input should have been incorporated into the Planning Inspector's review, whether part of a formal consultation or not. We are aware that any such changes/improvements to PROW on third party land should be delivered through a proper consultation process but even now, more than a year later and in the midst of a full planning application, we are still unclear on the exact route, dimensions, design and surface of the proposed footway that such a consultation would have determined.

These are our questions:

1. Why did ESDC request to delete the text boxes calling for the removal of trees and hedgerows on protected land from the Site Proposer's technical drawings included in the SoCG?
2. Why didn't SCC challenge the decision to suppress this information from the Planning Inspector and the general public?
3. Why did no-one from SCC see fit to consult with FiT as part of the formulation of the SoCG, to confirm the nature and deliverability of the footpath improvements, despite this being what they would 'normally' do and the 'biggest single issue'?
4. What was the potential impact of excluding all of these materially important considerations from the public consultation and the Planning Inspectors review? (Particularly where there is obvious conflict with known policy frameworks and damage to our Historic Environment and Heritage Assets).

If we consider these new developments in addition to the long list of existing problems relating to this site allocation and subsequent planning application, there appears to be a pattern of behaviour on the part of our local authority planning teams that potentially brings into question the integrity of the process and the soundness of policy SCLP12.51 in the Local Plan.

Again, we kindly request that these matters be examined promptly, that our questions above are answered honestly and that you operate in good faith as you consider appropriate remedies based on your findings. We remain opposed to policy SCLP12.51 in the Local Plan and the full planning application underway for the site, but hope that in shining a light on these issues we might get closer to achieving a satisfactory outcome for our community.

Yours sincerely,

Peter Kendall

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Documents attached:

- Statement of Common Ground - SoCG
- Indicative access drawing - 1812-296-001E
- Unpublished technical drawing - 1812-296-001C
- Email exchange - 1st July, 26th July, 10th October
- 1st July email included above

The following response was received from Philip Ridley on behalf of ESC & SCC

Dated 14th December 2020

Dear Mr Peter Kendall

Complaint reference CCCT278612462 - Local Plan Examination process

I write with reference to your email dated 27 November 2020, and its attached documents.

For ease of reference, a list of all documents referred to is provided at the end of the response.

For the avoidance of doubt, in keeping with your questions this response is focused upon the preparation of the Local Plan which should be viewed as a separate process to that of the submission and determination of a planning application.

Firstly, I will set out the background to the allocation of the site at Land West of Chapel Road Grundisburgh, under policy SCLP12.51 in the adopted Suffolk Coastal Local Plan, as this will provide context to my response to your specific questions.

The production of the Local Plan began in 2016 with the gathering of evidence to inform the Plan, including identifying sites that could be considered for allocation for development. Potential sites for allocation were identified through a 'call for sites' process whereby submissions of land to be considered for allocation were invited by the Council. This was undertaken in 2016 (with further opportunities to submit sites provided through the consultation on the Issues and Options in 2017 and the consultation on the First Draft Local Plan during 2018). The first consultation held as part of the production of the Plan was the Issues and Options consultation which was held between August and October 2017. This consultation set out a range of options and questions relating to the potential strategy and policies of the Plan, as well as setting out a number of sites as 'potential land for development'. At that stage the sites had not been subject to assessments to identify their suitability but were all shown for transparency in order that people could see all sites that had been submitted and comment on them. Land West of Chapel Road is site reference number 351.

Following the consultation, the Council considered the consultation comments alongside preparing further evidence to inform the preparation of the Plan. This included assessing sites through the Strategic Housing and Economic Land Availability Assessment. Through the Strategic Housing and Economic Land Availability Assessment key site specific matters and constraints are considered. This covers a range of matters including highways and access, landscape, biodiversity and heritage. Through this assessment Land West of Chapel Road (site 351) was identified as a potentially suitable site and was presented as such in the Draft Strategic Housing and Economic Land Availability Assessment (July 2018). However, the site was not selected as a preferred site for allocation, with Land West of Ipswich Road (site 1119, submitted through the Issues and Options consultation) put forward as a proposed allocation in the First Draft Local Plan. Appendix I to the First Draft Local Plan presented all of those sites that were alternatives (i.e. those that had been identified as potentially suitable but that had not been selected as preferred allocations), and at this stage the Council invited further alternatives being suggested through the consultation.

The site at Land West of Chapel Road was identified for allocation following consultation on the First Draft Local Plan as part of the evolution of the Plan, and it is not unusual for site allocations in plans to evolve and change during the process of plan preparation. The Consultation Statement (Regulation 22c Statement) (March 2019) summarises the responses that were received in relation to the First Draft Local Plan that was subject to consultation between 20th July and 14th September 2018. In response to the consultation responses received to the proposed allocation of Land West of Ipswich Road, in particular around potential landscape impacts, alternative sites were considered. This involved revisiting the sites identified as potentially suitable in the Strategic Housing and Economic Land Availability Assessment and as a result of this Land West of Chapel Road was identified.

A smaller part of site 351 was identified for allocation in the Final Draft Local Plan which was published to receive representations related to soundness between 14th January and 25th February 2019, under policy SCLP12.52. The Consultation Statement (Regulation 22c Statement) (March 2019) summarises the key issues that were raised and the full responses are contained in the Representations on the Suffolk Coastal Final Draft Local Plan – In Plan Order (March 2019) and Representations on the Suffolk Coastal Final Draft Local Plan – In Representor Order (March 2019). Whilst at this stage Council officers read and understand the contents of the representations, they are submitted to the Planning Inspectorate along with the Plan and the evidence base for consideration through the Examination of the Plan and are not considered by the Council. As you will be aware, these representations included representations from Grundisburgh and Culpho Parish Council, along with numerous other representations related to the site allocation at Land West of Chapel Road.

The Inspector published his Initial Matters, Issues and Questions in June 2019. This included the following question related to Land West of Chapel Road:

“Question 3.69 Would the proposed access via Chapel Road and the wider village road network achieve safe and suitable access for all users? Is the Policy sufficiently clear as to how a decision maker should react to a development proposal in this regard? In terms of vehicular and pedestrian access and the requirement for any off site works, is the site deliverable or developable as per the Framework definitions?”

The Council’s full response to this question is set out on page 21-22 of its Matter 3 (SCLP12.34 – SCLP12.72) Statement (August 2019), however in summary the Council acknowledged the volume and nature of representations received and explained that it would support modifications to provide further options in respect of vehicle access and to add greater clarity in relation to the role of pedestrian access and footways.

Hearing sessions in relation to a number of the site allocations, including Land West of Chapel Road, Grundisburgh, were held on Tuesday 17th September 2019. Following this session, in response to the Inspector’s questioning, a Statement of Common Ground between East Suffolk Council, Suffolk County Council and Hopkins Homes was pursued, with the purpose of setting out an agreed position on the achievement of an appropriate and safe access.

At this stage, the purpose was not to identify or agree to a specific scheme, which would form part of the planning application process, but was to set out a position at the Local Plan level. This Statement of Common Ground was signed and submitted to the Inspector in October 2019.

The subsequent key stage in the Examination of the Local Plan of relevance to this site was the Main Modifications consultation. Based upon the information he had received or heard to date, the Inspector proceeded to a consultation on proposed Main Modifications in May 2020. In relation to the allocation at Land West of Chapel Road this included proposed modifications to the site area (to correspond with the boundary of site 351 as originally submitted to the Council for consideration) to accommodate access from Park Road, and to the criterion related to provision of pedestrian access and footways “to support access to services and facilities in the village” (under reference number MM86). Corresponding modifications to the Policies Map were proposed by the Council in relation to the boundary of the allocation (under reference number PM18 and PM28).

Comments on the proposed Main Modifications were invited between 1 May 2020 and 10 July 2020. The comments received were submitted to the Inspector who considered these in reaching his final conclusions on the Plan.

The Inspector presented his conclusions in relation to the site in his final report in September 2020 (paragraphs 163 to 166) and concluded that with his proposed modifications the Plan would be sound. The Council proceeded to adopt the Plan on 23 September at a meeting of Full Council.

I will now answer each of your questions/points within your complaint.

You have asked that I examine the two matters below (labelled I and II) and have then set out four questions. I have therefore responded to the four questions giving particular attention to your points I and II.

I Key information was withheld from both the general public and Planning Inspector by ESDC and SCC during the Local Plan examination that may have had a material impact on the assessed deliverability of the site.

II. ESDC and SCC demonstrated unequal treatment in terms of consultation and engagement with impacted landowners based on whether they would be supportive or not supportive of the proposal.

1. Why did ESDC request to delete the text boxes calling for the removal of trees and hedgerows on protected land from the Site Proposer's technical drawings included in the SoCG?

This question is understood to relate to an email from the agent acting on behalf of Hopkins Homes, following a conversation with Andrea McMillan, Principal Planner, in the Planning Policy and Delivery Team. This, of course, cannot be taken as a direct comment from East Suffolk Council but is the relay of information relating to the removal of text boxes.

At the Local Plan level, it is not necessary for any of the three parties to agree to the detail of any particular scheme that would usually be considered at the planning application level. In this respect, the Statement of Common Ground between East Suffolk Council, Suffolk County Council and Hopkins Homes (October 2019) states in paragraph 3 that "This statement concerns the local plan-making process and demonstrating the principle of deliverability, and is made without prejudice to determination of any future planning application on this site by the Local Planning Authority and Highway Authority, and any planning or highway agreements which may be reached."

Paragraph 6 explains the signatories' positions in relation to the drawing attached to the Statement of Common Ground and states "The parties agree that the attached proposed indicative access drawing [1812-296-001E attached] demonstrates that safe and suitable access arrangements can be achieved with passing places on Chapel Road and the widening of Park Road, which can be achieved within land controlled by the Highway Authority and the site landowner. This is sufficient to demonstrate in principle, for the purposes of the Local Plan Examination, that highway access engineering measures can be delivered, with more detailed proposals to be submitted and scrutinised through the development management process." It is therefore clear that the purpose of the Statement of Common Ground is not to set out the details of a final highways solution, as that is for the planning application stage, but to confirm that a deliverable scheme is possible.

The production of a Statement of Common Ground, by its nature, involves a number of iterations and explains the existence of an earlier drawing that did not form part of the final agreed statement. East Suffolk Council would not necessarily agree to the first iteration of a Statement of Common Ground but would carefully consider the contents and ensure it is signing up to a Statement that it is supportive of. In relation to Grundisburgh Hall Park, an important element of the Statement of Common Ground is the inclusion of paragraph 9 which states that "The Site Promoter and the Local Planning Authority agree that, through the course of the preparation and determination of a planning application, appropriate consideration will need to be given to any potential impacts upon Grundisburgh Hall Park related to provision of access." It is clear therefore that East Suffolk Council was seeking to ensure that appropriate provision was made for the historic parkland and that the Council's position was quite rightly not to achieve access to the site 'at any cost'.

Given the above, it is not clear what assistance would have been afforded to the Inspector by him having sight of earlier, unagreed, versions of the Statement of Common Ground, showing text boxes that were removed in later versions.

To further highlight East Suffolk Council's position on this matter, I would direct you to the Council's response to the comments received to the Main Modifications consultation (Summary of Issues Raised and Council's Response, July 2020, page 220-222). In response to comments received in relation to the potential impact on Grundisburgh Hall Park the Council offered up a modification to the supporting text of the policy which would state that the provision of access should ensure appropriate consideration is given to potential impacts on Grundisburgh Hall Park, noting that trees and hedgerows on the southern side of Park Road form part of the parkland.

The Inspector did not conclude that this modification was necessary in his final report, however this does not mean that this would not be a consideration in the determination of a planning application, noting the reference to Policy SCLP11.8 'Parks and Gardens of Historic or Landscape Interest' in your email.

Should a planning application propose the removal of trees and hedgerows this would need to be considered in the context of the relevant planning policies in the Local Plan.

2. Why didn't SCC challenge the decision to suppress this information from the Planning Inspector and the general public?

As explained above, the production of a Statement of Common Ground would, in the usual course of events, involve more than one iteration through the process of reaching agreement. It is not clear what benefit either the Inspector or the public would gain from the submission of unagreed drafts, which may in fact serve to confuse matters. Suffolk County Council are a signatory to the Statement of Common Ground, as highways authority, and East Suffolk Council is therefore unaware of any reason why Suffolk County Council may have cause to challenge the content of the Statement of Common Ground.

3. Why did no-one from SCC see fit to consult with FiT as part of the formulation of the SoCG, to confirm the nature and deliverability of the footpath improvements, despite this being what they would 'normally' do and the 'biggest single issue'?

This question is directed towards Suffolk County Council however I am able to provide some relevant information. Fields in Trust is a consultee on the Local Plan mailing list. Fields in Trust were therefore consulted on the Final Draft Local Plan and on the Main Modifications, however, did not respond. Whilst this, of course, cannot and should not be taken as their agreement to any actions on land which is held in trust, they have been aware of the preparation of the Plan and have had the opportunity to make comments on the Plan should they have so wished.

Importantly, and consistent with other site allocations in the Local Plan, the policy does not set out the detailed way in which pedestrian access could be provided. This is appropriately considered at the planning application stage and may or may not require the use of land that is not highways authority owned land. Representations made in relation to the proposed Main Modifications did also refer to the playing fields being held in a Trust and the Inspector was therefore aware of this in reaching his conclusions on the Plan.

4. What was the potential impact of excluding all of these materially important considerations from the public consultation and the Planning Inspectors review? (Particularly where there is obvious conflict with known policy frameworks and damage to our Historic Environment and Heritage Assets).

As explained above, it is not clear what benefit there would be for the Inspector or for the public in the submission or publication of earlier, unagreed, drafts of the Statement of Common Ground. Importantly, the agreed Statement of Common Ground does not commit any party to supporting the removal of trees and hedgerows.

As also explained above, East Suffolk Council has not set out to agree to the removal of trees and hedgerows but has sought to ensure that the Statement of Common Ground and the Local Plan give appropriate recognition to the protection of Grundisburgh Hall Park.

The Inspector has considered all the representations submitted to both the Final Draft Local Plan and the Main Modifications in reaching his conclusions on the Plan and in determining which modifications he considered to be necessary.

I am satisfied that all the correct processes and procedures have been followed and that no 'remedies', as you refer to, are necessary. The Local Plan has been found sound (subject to main modifications) as a result of a thorough Examination by an independent Planning Inspector, and the Council has proceeded to adopt the Plan. Notwithstanding this, the Council is not at liberty to make further changes to the Local Plan and, regardless, a planning system which enabled a Council to make further changes to a Plan after Examination, or even after adoption, would not be robust or fair and would undermine the rigorous process of Local Plan production.

I trust the above information and explanation is of assistance to yourselves as regards the production of the Local Plan.

Schedule of documents referred to in the response

The documents referred to in the response are listed below and can be viewed in the Suffolk Coastal Local Plan Examination Document Library accessible on the Examination pages via

Suffolk Coastal Local Plan examination East Suffolk Council

We were not satisfied with the answers so on Dec 20th emailed the following letter to

Dear Mr Ridley

Complaint reference CCCT278612462-Local Plan Examination process

Thank you for your email response of the 14th December. Although it was comprehensive, you have not addressed the fundamental concerns embodied in the Parish Council complaint and we seek an internal review to consider the matter further.

You do not deny that ESC asked for the information within the text boxes included in Plan 1812-296-001C to be removed. Instead, you suggest that this is of benefit because it allows for this aspect to be assessed at the planning application stage. The core of our complaint is that we feel that the text box 'detail' was entirely relevant in determining the deliverability of the site during the Local Plan Examination and Modifications, not least because it highlighted a direct conflict with policy 'SCLP 11.8 Parks and Gardens of Historic or Landscape Interest'. The Parish Council, with the benefit of past experience, know that the planning application stage is too late in the planning process for a proposal to be refused once a site has been allocated and the Physical Limits Boundary extended in the local plan, assuming a presumption in favour of development. The appeals process would always work against the local planning authority.

At the inquiry on Sept 17th 2019, Ingent in their Technical Note produced for Hopkins Homes dated July 7th 2019 gave detailed reasons why access to Land West of Chapel Road was not possible via Chapel Road / Meeting Lane, but stated that "Park Road and Lower Road present more suitable routes for access to the site. Limited improvements to Park Road would appear achievable subject to clearance within the highway boundary".

After the Planning Inspector had determined that Chapel Road and Meeting Lane were unsuitable for access to the site, and found SCLP12.52 unsound, for him to make a proper assessment about the site's deliverability the further detail produced by Ingent in Plan 1812-296-001C would have clarified his assessment, but was deliberately withheld from his scrutiny by ESC, SCC and the promoter of the site.

For the inspector to make a proper assessment about the site's deliverability, it should have been explained in the Statement of Common Ground that the only remaining option for 'safe and suitable' access, Park Road and Lower Road, required improvements that were contingent on the removal of veteran trees and hedgerows from Grundisburgh Hall Park, Non-Designated Heritage Asset specified by ESC. The Inspector, in his final report, was anxious "to safeguard the setting of the nearby Grundisburgh Hall Historic Park and Garden". Can you still, in good faith, claim that "it is not clear what benefit there would have been for the Inspector or for the public in the submission or publication of earlier, unagreed, drafts of the Statement of Common Ground" when ESC and SCC officers knew that the removal of the trees and hedgerows from Grundisburgh Hall Park was required?

Regarding your claim that Fields in Trust (FiT) were properly consulted about the impact of the site proposal, we are not satisfied that either ESC or SCC acted appropriately and dispute your claim strongly. The sum of all the mentions of the playing field in the 1000+ pages of the Local Plan, Main Modifications and Appendices is the single paragraph: "12.577: Vehicle access to the site is expected to be onto Chapel Road, and safe pedestrian access will need to be provided, including exploring opportunities to create safe access to Ipswich Road via the recreation ground."

Despite advanced, and detailed discussions with the site proposer about the needed PROW improvements, including a site survey by SCC, we consider the fact that no active engagement with FiT took place, other than them being on the mailing list for finished publications; this is wholly unacceptable, and reflects that a decision was made by ESC and SCC to avoid contact with them.

Had SCC disclosed to the Inspector the complications they knew of in relation to the PROW, and made him aware that any improvements would have to be done against the wishes of the land trustee (as has now been demonstrated through the subsequent planning application) we believe that it would have been less likely that Policy SCLP12.51 and Main Modification 86 would have been considered sound in their present form.

This all presents a glaring inconsistency; for Park Road, local authority officers conducted no site survey of their own, but demanded that the third-party landowners be consulted to assess deliverability. For the PROW, those same officers did conduct a very detailed site survey of their own, yet intentionally avoided engaging with the third-party land owner. In both cases, however, relevant information was withheld from the Inspector and public at a critical time in the examination process.

The pattern of local authority behaviour is very clear - in all instances, the actions taken and arguments presented by ESC and SCC, were only those advancing the proposal and any contrary views were ignored or suppressed. None of this has helped to build any trust with the community about the fairness and robustness of the process that has been carried out.

The maladministration is, we claim, that the Council has acted dishonestly by withholding relevant information and has now altogether lost the trust of the local community, making the decision-making process extremely inefficient.

In summary, we maintain that:

1. Key information was withheld from both the general public and Planning Inspector by ESC and SCC during the Local Plan examination that may have had a material impact on the assessed deliverability of the site.
2. ESDC and SCC demonstrated unequal treatment in terms of consultation and engagement with impacted landowners based on whether they would be supportive or not supportive of the proposal.

Accordingly, we request that our complaint be referred for internal review, and that appropriate remedies be considered that may restore the public trust.

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I will update members on January 11th or before if possible.
MAW 23/12/20.