

Ubbeston Parish Council

Minutes of the Meeting of Ubbeston Parish Council held at The Hub in Huntingfield on Thursday 8th March 2018 at 7.30pm.

Attendees: Cllr Wootton (Chair), Cllr Ward, Cllr Walker, Cllr Youngs, Julie Collett (Clerk) and 3 members of the public.

20.18 To consider accepting apologies for absence. Apologies received and accepted from Cllr Pike.

21.18 To approve and sign the minutes of the Meeting of Ubbeston Parish Council on 18th January 2018. The minutes were agreed and signed as correct.

22.18 To record declarations of interest from members in any item to be discussed No declarations

23.18 To consider dispensation from members in any item to be discussed No dispensations.

Cllr Wootton adjourned the meeting to enable the public to speak.

Public Forum

- (i) Parishioner's questions or comments. Concerns were expressed regarding the planning application for The Croft Campsite, namely increase in traffic, noise, people walking across fields and not keeping to footpaths, people walking on the road with children & dogs, air pollution with increased barbeques. Another concern was raised regarding Ubbeston Lodge swimming pool, whether the appropriate permissions were in place to use the pool for the public. Also concern about the number of signs that have appeared in the area advertising Ubbeston Lodge
- (ii) District & County Councillors' reports Apologies received from Cllr Burroughes, and reports received. These can be viewed on the website.
- (iii) To receive the Footpath Warden's report No Footpath Warden
- (iv) To receive a report from the Tree Warden Cllr Youngs Nothing to report

Cllr Wootton re-convened the meeting.

24.18 To receive an update on outstanding actions from last meeting:

- (i) Update on Highways issues with Clay Hill Limited repairs have been done on Clay Hill.
- (ii) Update on Ubbeston sign Highways have said this is not priority so will not be replaced at present.
- (iii)SID The clerk has completed a grant application for funding from the Co-op. Awaiting outcome.
- (iv) Phone box This has now been adopted by Ubbeston PC. However unsure whether there is any live electric to the box. Cllr Youngs will investigate.
- (v) Meeting with Steve & Lesley Heading. Cllr Wootton & the clerk met with these residents to discuss the fallen tree and residents walking across their land. Conclusions of the meeting were that any fallen trees would be reported by the PC to highways and to email the residents. Parish Council are willing to assist residents if need be to remove the tree. Signs were also discussed to try and ensure the public keep to the footpaths. The clerk showed the residents a sample of a sign that could be placed either end of the footpath. The residents were in agreement with this. The council will discuss this fully at the next meeting.

25.18 To consider new & outstanding planning applications, including consultation responses

- (i) Planning Application DC/18/0549/FUL The Croft Campsite Increase of pitches from 30 to 45 Following discussions a proposal was made to oppose the application on the grounds of increased noise, traffic and visitors walking across fields. Councillors voted unanimously to oppose the application. See appendix A for the full response.
- (ii) Planning Application DC/18/0052/FUL White House Farm (Re-submission) Noted
- (iii) Planning Application DC/18/0053/LBC White House Farm (Re-submission) Noted

26.18 To consider the correspondence received.

- (i) Garden Waste Scheme Noted and details placed on website.
- (ii) Neighbourhood Watch in Suffolk Details noted, but Ubbeston are not in a position to donate any funds.

Ubbeston Parish Council

- 27.18 To review and adopt the Suffolk Code of Conduct.** The councillors reviewed and re-adopted the Code of Conduct.
- 28.18 To review the Risk Assessment.** The councillors reviewed the Risk assessment and found it to be adequate for Council requirements.
- 29.18 To appoint an Internal Auditor.** The council agree to appoint Heather Heelis of Heelis & Lodge as the internal auditor. Clerk to contact.
- 30.18 To agree the format for the Annual Parish Meeting.** The APM will take place on Thursday 3rd May at 7pm in The Hub, this will be followed by the Annual Meeting of The Parish Council.
- 31.18 To brief the council on the new Audit Regulations.** The Clerk attended a briefing on the new Audit Regulations. The council were advised that they need to agree to exemption following the signing off of the end of year accounts. Part 2 of the Audit form can then be completed and sent to arrive by 11th June at the external auditors PKJ Littlejohn
- 32.18 To consider the response to the Suffolk Highways Community Self Help survey.** The council discussed responses to this survey advising highways what the residents already assist on, ie little picking, sign cleaning. Clerk will send off the response.
- 33.18 To update the asset register** This was updated and agreed by the Council.
- 34.18 To received updated accounts for the current year.** Accounts noted.
- 35.18 Finance**
Barclays Bank 27/02/18 £1719.53
- 36.18 To approve the Account Payments**
No Payments
- 37.18 To approve the Account Receipts**
No Receipts
- 38.18 To receive and discuss items from Parish Councillors** Nothing
- 39.18 To receive items for the next Agenda**
- End of year accounts
 - Agree possible exemption from external audit
 - The Croft Campsite Update
 - Ubbeston Lodge Update
 - White House Farm Update
- 40.18 Date of Annual Meeting of the Parish Council and the Annual Parish Meeting of Ubbeston**
3rd May 2018 7pm.
- 41.18 Meeting Closed 9pm**

Minutes agreed as correct.

Chair _____ Date _____

Ubbeston Parish Council

Appendix A

Ubbeston Parish Council considered the Croft Campsite's application DC/18/0549/FUL at the PC meeting held on Thursday 8th March and voted unanimously to oppose the application on the following grounds:

SPI Increasing the number of pitches by half again increases traffic by 50%. The site has very little in the way of facilities to entertain visitors for whole days and therefore motorised trips to the coast and elsewhere would increase by half again. Residents have already noted an increase in traffic particularly on the smaller roads off the B1117, all of which are currently showing signs or damage and poor repair. On the 10th November 2017 & 24th January 2018 the PC had to ask Highways to repair the road as the centre had become raised and also large potholes were appearing in several places.

SP8(g) As above a 50% increase in traffic and its accompanying dangers, pollution and noise is unacceptable in a small rural community. On many occasions groups of campers have been seen putting themselves in danger on the busy B1117 which is their only means of walking from the campsite.

SP15 50% more vehicles in a poorly screened field impair the landscape and character of Ubbeston. The tents etc are clearly visible to neighbouring residents. This has been observed whilst the 28-day Permissive Development facility was being utilised in the 2017 season. 1 Jun 2017 near neighbours emailed Cate Buck photos showing the view of many caravans, cars and tents on the site as seen from their property and from the main road. These were sited on the field in the new application.

DM17 The scale of the site i.e. 30 pitches was considered by the Planning Inspectorate (Appeal Ref: APP/J3530/W/15/3007583) to be 'of an appropriate scale for the rural setting of the locality' so increasing by a further 50% on an adjacent plot of land in the same 'locality' is contrary to the instructions of the Planning Inspectorate's Appeal Decision.

DM23 The Planning Inspectorate recognised that '30 pitches would create noise within the site'. However, as was stated many times by the local residents in their original objections, noise travels across the countryside and all residents of Ubbeston Green have been disturbed by noise from the campers during both 2016, when there were 30 pitches in operation and 2017 when there were 40+ pitches. Unacceptable noise from the Campsite has been reported by White House Farm which is across a number of fields and also by Wheatsheaf Cottage at the other end of the ribbon development which is Ubbeston Green.

The Planning Inspectorate stated (Point 9 under *Reasons*) 'In relation to concerns about noise and disturbance from the proposed site, the appellant refers to the lower number of pitches proposed since the previous planning application for 48 pitches... was refused by the Council' thus demonstrating the Croft owners were aware that 48 was unacceptable. The present application is near to that original figure.

Complaints made to PC and the District Council about unacceptable loss or residential amenity:

- 1 Jun 2017 complaint made by immediate neighbours of the Croft about 'the level of noise emanating from the site which is most intrusive and lasts well into the evening. Indeed, on

Ubbeston Parish Council

the recent bank holiday weekend we could hear youngsters, children and adults shouting and playing at 10.30 in the evening’.

- 31 May 2017 email from Chair of PC to Parish Clerk ‘I have had another complaint about noise and the number of pitches today’
- Ubbeston PC Meeting 27 Jul 2017 ‘Reports have been received of campers walking through private fields, including on one occasion trampling the crops: Cllr Pike will speak with the owners of the Croft
- Ubbeston PC Meeting 27 Jul 2017 ‘Campers also drive into the wrong properties when looking for the Campsite’.
- Ubbeston PC Meeting 16 Nov 2016 ‘To review the problems associated with The Croft and consider remedial action. Problems identified with The Croft are noise over the summer, cars mistaking other properties for the Campsite. The dog mess problem seems to have been addressed. The clerk to contact environmental health to analyse the site. Cllr Youngs will email concerns to Cllr Burroughes for assistance’.

Observations made by the public at the PC meeting 8 Mar 2018:

- Concerns about camping visitors wandering off the footpath through Ubbeston Wood, which is private land. 50% more visitors mean more using the footpaths
- Visitors walking through private fields
In May last year, one camper wrote in an online review on ukcampsite.co.uk: *a nice walk through the fields to the next village.*
- Constant noise endured by near neighbours of Croft which impinges on their ability to enjoy peace and quiet in their own garden. The noise is from first thing till late at night. 50% more increases the noise level.
One of the Croft owners stated when replying to an online TripAdvisor review 7 months ago: *in the past month we have had to ask only a handful of campers to keep the noise level down. All of them have been after 11pm. All of them have been drunk and probably not aware of how noisy they are being.*
- Campers have peered in the windows of near neighbours including the chair of the PC
- Cars have been a nuisance when lost and arriving in people’s drives
- Non- resident dog walkers have been less than considerate and a new need for dog bins has arisen. The Croft was asked to pay for one of the bins.
- Individual fires on the campsite – could be up to 45 – cause a lot of smoke, which is both a pollutant and irritant.

In conclusion our small rural settlement which has at most 100 residents is overwhelmed by the arrival of 30 families let alone 45. Certainly, the small section of Ubbeston which is The Green is outnumbered 30 families to 19 and could potentially be outnumbered 45 to 19, a taster of which the residents have adversely experienced during Permitted Development days.

Appendix to minutes signed as correct.

Chair _____ Date _____