

**MINUTES OF THE THEBERTON AND EASTBRIDGE PARISH COUNCIL  
EXTRAORDINARY MEETING HELD VIA ZOOM MEETINGS  
ON WEDNESDAY 2<sup>nd</sup> DECEMBER 2020 AT 7:00 PM**

**1. Attendance and Apologies**

**Attendees:**

Cllr. Stephen Brett - Chair  
Cllr. Hilary Ward - Vice Chair  
Cllr. Stephen Morphey  
Cllr. Philip Baskett  
Cllr. Graham Bickers  
Cllr. Beth Goose  
Cllr. Paul Collins

**Apologies for absence:**

Cllr. Julian Wallis  
Cllr. Nat Bacon – written and accepted

**In attendance:**

Sharon Smith - Clerk/RFO  
No members of the public

**2. Declarations of Pecuniary and Non-Pecuniary Interest**

None.

**3. Minutes**

The Council approved as accurate the minutes of the meeting held on 11<sup>th</sup> November 2020.

**4. Matters Arising**

a) Cllr. Graham Bickers, referring to item 3c, offered to write a letter of thanks to Mr Knights on behalf of the Council for his informative briefing. All in favour.

**ACTION: Cllr. Graham Bickers to progress.**

b) Cllr. Graham Bickers, referring to item 3c, offered to maintain a record of properties for sale in the parish. Cllr. Beth Goose offered to monitor Theberton properties for sale and liaise with Cllr. Bickers. All in favour.

**ACTION: Cllr. Graham Bickers and Cllr. Beth Goose to progress.**

c) Cllr. Paul Collins, referring to item 7b, said that he had supported the efforts of the Roadside Verge Campaign on behalf of the Council.

d) Cllr. Hilary Ward, referring to item 5b, said that two quotes had been received for creating a petanque piste. Cllr. Stephen Brett was sampling the materials. Cllr. Brett said that work would need to be delayed until the drier months in spring as the heavy machinery may damage the water-logged grass. The Clerk informed Cllr. Ward that she may need to apply for funding from the ESC Bounce Back Fund if her application to the Community Partnership fund was unsuccessful.

**ACTION: Cllr. Stephen Brett and Cllr. Hilary Ward to progress.**

e) Cllr. Paul Collins, referring to item 7c, said that researching quotes for a replacement Speed Indicator Device was complex due to the battery size and duration. The battery life is dependent on the volume of traffic which is likely to increase if the various energy projects go ahead. The £3,000 cost of a lithium ion battery is prohibitive. The current lead acid battery lasts for 18-19 days and is a lot smaller than the battery in a new device which appears to last the same time. Cllr. Paul Collins recommended that the Council reconsiders repairing the current SID as it could cost double to purchase a new one. In response to a question from Cllr. Stephen Brett, Cllr. Collins replied that he would check if a warranty was given with the repairs. The Clerk said she would check whether the Council's insurance policy covers the cost of the repairs.

**ACTION: Cllr. Paul Collins and the Clerk to progress.**

## 5. Planning Applications

a) The Council considered planning application DC/20/4646/FUL - Hybrid application seeking outline planning permission, with all matters reserved, for up to 9,500 square metres Gross External Area (GEA) to provide administration, storage, welfare and canteen facilities and a visitor centre of up to 1,000 square metres GEA. Detailed planning permission is sought for demolition of some existing structures and redevelopment to include a training centre and interim visitor centre, an outage store, lay down area, car and cycle parking, landscaping, associated infrastructure (including utilities, plant and highway works), tree felling and other relevant works - Sizewell B Power Station Complex And Adjoining Land.

Cllr. Paul Collins referred to his previously circulated report which reiterated the Council's previous objection to this application on the grounds that the work should form part of EDF Energy's application for a Development Consent Order for Sizewell C. Cllr. Paul Collins proposed that the Council objects. Seconded by Cllr. Stephen Brett. All in favour.

**ACTION: Cllr. Paul Collins to send the final response to the Clerk for submission to the planning department.**

b) The Council considered planning application DC/20/4481/FUL - Demolition of existing bungalow to ground slab level and erection of two storey dwelling on existing footprint – Meldon, Cemetery Road, Eastbridge.

Cllr. Graham Bickers summarised his previously circulated report and drew the Council's attention to the proximity of the Grade II listed building, Old Thatched Cottage, and said that the proposed first floor window to the north east elevation would potentially overlook and affect the privacy of Old Thatched Cottage. Cllr. Bickers noted that the new building proposes a large overall increase in glazed areas which will be approximately 2.5 times the glazed areas in the original building. This will have a significant impact on light pollution which will affect nocturnal wildlife and the dark skies which Eastbridge enjoys and the Council is trying to protect. The new house will be well recessed from the road so the proposed increase in height should only marginally increase its impact. Cllr. Bickers concluded by noting that the choice of materials has a good relationship with the integrity of the village scene and sits comfortably with those used in a traditional Suffolk setting. Cllr. Hilary Ward, reading out parts of the Design and Conservation Report, said that the Conservation Consultant noted that the replacement dwelling will impact on the setting of the listed Old Thatched Cottage and, when a proposed development affects heritage assets, a Heritage Statement is required as set out in NPPF Paragraph 189 which states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'. The Conservation Consultant notes that the applicant's 'supplementary Design and Access Statement contains only a series of photographs of the Old Thatched Cottage...and there is no assessment of its significance or the contribution of setting and no assessment of the impact of the proposed development. The additional information which has been submitted is therefore insufficient to satisfy the requirement of NPPF Paragraph 189.' The Conservation Consultant also has concerns about 'the impact of the increase in height...and the twelve rooflights, with six on each roof slope which will be clearly visible in views with the listed building, introducing a change in character from the uninterrupted roof slopes that currently exist'. The Conservation Consultant further notes 'although the existing site is surrounded by vegetation, consideration also needs to be given to seasonal changes and the impact of the proposed development during the winter months when there will be increased visibility of the replacement building.' Cllr. Graham Bickers again noted that the choice of materials has some relationship to the surrounding buildings and Suffolk design. Cllr. Paul Collins replied that it will be a second wooden building which differs from the other proposed new wooden building, the grey Old Thatched Cottage and the red brick Red House barn.

Cllr. Paul Collins proposed that the Council objects to the application on the grounds that there is too much glass and the impact on the neighbouring listed building. Cllr. Stephen Brett seconded. All in favour with the exception of Cllr. Beth Goose who abstained from the vote.

**ACTION: Clerk to amend Cllr. Graham Bicker's report and circulate for approval before submitting to the planning department.**

c) The Council considered planning application DC/20/4631/FUL - South-West elevation; demolish the first floor of the projecting element that accommodates a shower room retain the ground floor element, reconfigure to create a porch with new front door and side lights. Render the brick work above the brick plinth. Replace a door with window to match the existing. Three dormers in the roof slope to service the attic rooms. South East Elevation. Reconfigure the existing mono pitch extension constructing a gable roof over a new stable door. North East Elevation. Ground floor, remove existing windows, construct two cat slide roofs and provide two door sets with side lights. Provide a set of roof lights in one cat slide roof. Remove two dormers one at first floor level one at second floor level, three velux roof lights will service the attic rooms. Internal alterations at ground floor, first floor and second floor levels to allow for modern day living. Two bay cartlodge for the garaging of cars replacing the existing outbuilding - Holly Lodge, Church Road, Theberton.

Cllr. Graham Bickers proposed that the Council supports this application as it is for alterations to an existing building which the planning department can deal with and the neighbouring properties are a good distance from the property. Seconded by Cllr. Stephen Brett. All in favour.

**ACTION: Clerk to inform the planning department.**

## 5. Finance

It was proposed by Cllr. Hilary Ward, seconded by Cllr. Beth Goose, and agreed to authorise the payments listed below. All in favour.

Details	Payee	Amount	Power
Clerk's Salary	Sharon Smith	£194.50	LGA 1972 s.112
Clerk's Expenses	Sharon Smith	£3.60	LGA 1972 s.111
Newsletter Printing	Leiston Press	£20.00	LGA 1972 s.142

The meeting closed at 8:00 pm.