

Oulton Parish Council

Minutes of Parish Council Meeting held on Tuesday 2nd July 2024 at 7.00pm in Oulton Community Centre

Parish Councillors (7) present	Jenny Hinton (Chairperson), John Sarbutt (Vice Chair), Peter Bryant, Peter Collecott, Robin Hinton, Tony Knights & Hilary Sarbutt
County Councillors	Edward Back
District Councillors	Andree Gee
Also in attendance	Rebecca Morris (Clerk)
Members of the public	3

The Chair welcomed everyone to the meeting.

To receive and approve apologies for absence: Cllr J Illingsworth

To receive any declarations of interest from Members & consider requests for dispensations

Cllr T Knights declared a non-pecuniary interest as Trustee of Oulton Community Centre.

To approve minutes of the Parish Council meeting held on the 4th June 2024.

The minutes of the meeting held on 4th June 2024, had four corrections from Cllr J Hinton & Cllr J Sarbutt. It was agreed these were to be rectified and reissued. These were agreed after a proposal by Cllr P Bryant and second, Cllr H Sarbutt all in favour. The minutes were signed by the Chairperson.

Presentation from Debi Sherman, Head of Planning MRTPI and Matt House, Technical Director at Persimmon Homes, will be attending this meeting, to give a presentation on the last phases of the Woods Meadow Development. Phase 3a is the scheme for 51 dwellings, 20 of which will be affordable housing. This is the area where there are concerns regarding contamination of the old Fat & Bone Factory. The open space/play area will be positioned on this area, it has been deemed that this remediated land will be the best site, as it can be controlled by the district council and be less likely to be dug up, if it were to be someone's garden, this practice is not unusual. The bridleways and upgrade of a footpath into a bridleway has been fully accommodated. Surface water drainage, overland flow (north to south flow), 2 attenuation basins and swale connecting to it, will be put in place to address this issue. Areas of social infrastructure that are being discussed with the District Council, one being the Community Centre which the land is currently being used as a carpark for parents of The Limes school. Retail land is in the hands of a developer, who will be attending Oulton Parish Council meeting on the 3rd September, to discuss further and give updates. Land is being gifted to the District Council to build a medical centre. Persimmon will be putting in access with the help of Suffolk Highways. There is a party on behalf of the NHS who are keen to see the land developed with a medical centre. The remainder of the spine road that runs through the site, that ends at Dunston Drive has one final section needs completing, since planning permission has been obtained it has been necessary to obtain another planning application to build a lagoon to accommodate rainwater. This enhanced feature will need providing on adjacent land on the North Section, which is affiliated with the Oldman site Phase 6. Cllr J Sarbutt has concerns that the water running down the site from over the hill will come through the contaminated site. Persimmon have explained that the water will get piped to the lagoon, which is an attenuation lagoon, not an infiltration lagoon. The water coming across the Country Park will be captured in many locations, one being the lagoon near the school, Lagoons will be over digged deeper and filled with stone to allow infiltration, rather than depth. Remediation of the old Factory and Bone factory, the majority of the contamination will be removed in bulk from the site, all liquid will be solidified using bentonite, which is an absorbent swelling clay, this will then be remediated too. The bone is being removed and has been identified in specific pits, any fat that remains in the ground will be solidified. A map was provided from previous owner/operator showing locations of oil from spill, so those area has been investigated and identified the exact location from the map. Any asbestos, which in on the surface at within the first 500mm of the soil will also be removed. Cllr J Sarbutt asked if a wheel wash area will be in situ, Persimmon are aware the company is looking into it, but don't want to promise anything, although they know the existing compound will be used. Cllr J Hinton, wanted to address the access on Birch Close, Oulton Parish Council has always been told that the soil should not be disturbed, it is safe if left undisturbed, but with the heavy traffic coming along there churning it up and carrying it through residential areas, a wheel wash should be crucial. Persimmon has advised that a specialist company is being used. New remediation notice has not been received from East Suffolk Council, this has been issued under a different reference number, hence why Oulton Parish Council are unaware. Persimmon have stated that the Environment Agency have given their approval for the remediation work. Cllr J Sarbutt stated that Birch Close is not up to standard for all the residential traffic it going to take, Persimmon states that the road meets Suffolk County Council requirements. Cllr P Collecott asked for clarification on exactly how many homes are to be built on the site, Persimmon understand original outline planning application was 800, although section 106 legal

agreement, state if over 800 dwellings are constructed additional payments are due. The 2 phases take the total dwellings to 800. Cllr P Collecott asked about the bridleways, to which Cllr J Sabutt told him that we have an agreement with Suffolk County Council, that the bridleways must remain and that Oulton Parish Council fought to keep those for a long time. It has also been stated that a grid system has been adopted, when remediating the site, so it will be very methodical, so no ploughing and removing everything. Those grid areas will be recorded, cleaned and put back. Cllr P Bryant raised the issue about the short notice given to residents about the remediation work and why start in the summer holiday. Persimmon did a letter drop and apologised if not everyone got a letter and said that many protective measures have been put into place whilst removing contamination, dampening down to reduce odours and using what is glorified air freshener, they will be working in squares, to limit disruption. They are aware and appreciate everyone's concerns and they are trying to safeguard that. All contamination will be removed on sealed vehicles and Persimmon are working with all relevant environmental agencies.

Adjournment for Public Participation (15 minutes allowed for)

This provides an opportunity for members of the public to raise questions and comment on items on the agenda before the Council makes decisions.

No comments made.

Reports from:

- **Parish Clerk:** Planters have been collected and should now be in situ. Clerk and Chairman to obtain plants. Everyone that has been in contact regarding Children's lending library on Brendon Way, are all very positive and are happy to have it, even had offers of donations. Had zoom meeting regarding introduction to Cilca, which I feel keen to undertake.
- **Chairmans Report:** Chairman has asked Cllr E Back if the Community Centre would contribute to clerks Cilca Training, as may be beneficial in my role at the Community Centre. Cllr T Knights advised that all trustees need to be consulted and they will discuss. Plaques will now be obtained for Ken Alexander, Christina Claxton, Ann O'Callaghan, which will be placed on planters and bench on Somerleyton Road.
- **County Councillors:** Cllr E Back reports that due to the election, everything is very quiet and will remain so until after the 4th July, once general election has taken place.
- **District Councillors:** Cllr A Gee reports the same as Cllr E Back,
- **Oulton Community Centre:** The new constitution has been approved by the Charity Commission and an AGM will be called on 3rd August 2024.
- **St Michael's Church & OPT:** Frances Aspinall has been appointed as the new Trustee. A leaflet to be put on Oulton Parish noticeboards, with information on how to obtain help from OPT. Next church lunch is Wednesday 10th July
- **Policy Updates:** Policies to be reviewed and updated. Clerk to issue next batch in the next week or two.
- **Chairman of Personnel & Staffing update:** Clerks CILCA Training, to be agreed in principle, providing financial assistance from Oulton Community centre is obtained. Proposed by Cllr R Hinton, second by Cllr P Bryant. All in favour.

Planning

- **To receive new planning applications and make comment** – Nothing received
- **To receive results and updates on outstanding applications** – Received update from Cornerstone Planning - DC/22/3191/FUL Union Lane and Hall Lane, Oulton. A copy of the response is available on our webpage [Oulton Parish Council, Suffolk | Home \(oulttonpcsuffolk.info\)](https://www.oulttonpcsuffolk.info)

Finance: Income & Expenditure as at 30th June 2024 received.

Payment Schedules

Payee	Value	Description
Oulton Community Centre	£20.00	June 2024 Room Hire – OCC1576
Clerk Salary	£611.20	Salary June 2024
R Morris	£108.00	Wix Premium Plan
R Morris	£21.00	A4 Paper
Total	£760.20	

Income Received – £296.50 Interest on CIL & Instant Access Accounts

To agree payment of invoices and other expenses: Payments – Proposed by Cllr R Hinton and second by Cllr J Sarbutt – All approved – Approval received for Clerks wages for July 2024 and East Suffolk Services for installation of bench on Somerleyton Road (CIL Funds).

To consider grant applications: - Nothing to report

Update on AGAR year end accounts: Nothing to report

To receive an update of the purchase of assets using CIL money: Planters and bench are now in situ along Somerleyton Road. Plaques to be purchased and Cllr R Hinton to attach accordingly. Nothing new to report of.

To discuss Jenkins Green Pond: Cllr J Sarbutt, met with Simon Walker and Graham Parker. It was discussed that it would be beneficial forming a “friends’ group” East Suffolk Council Ponds & Waterways budget will pay for all work that needs to be done.

To receive updates from individual Council Members (for information only: Cllr T Knights provided SID camera results. Sands Lane westbound – average daily traffic 2606, average speed 31.7
Oulton Street – average daily traffic 4763, average speed 27.1mph

To receive any items for inclusion on the next agenda (for information only) Budgets for 2025/202 and Union Lane Developments

To confirm date of the next Parish Council meeting as Tuesday 3rd September 2024 @ 7.00 pm in Oulton Community Centre.

The meeting closed at 20.55

Everyone was thanked for attending & wished a happy summer holiday