

Oulton Parish Council

Minutes of Parish Council Meeting held on Tuesday 4th February 2025 at 7.00pm in Oulton Community Centre

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| Parish Councillors (7) present | Jenny Hinton (Chairperson), John Sarbutt (Vice Chair), Peter Bryant, Peter Collecott, Robin Hinton, Joanne Illingsworth, Tony Knights, Hilary Sarbutt & Chris Smith |
| County Councillors | |
| District Councillors | Andree Gee |
| Also in attendance | Rebecca Morris (Clerk) |
| Members of the public | 12 |

The Chair welcomed everyone to the meeting and to give a warm welcome to our new Councillor Chris Smith.

To receive and approve apologies for absence: Cllr E Back

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 3rd December 2024.

The minutes of the meeting held on 5th November 2024 were agreed after a proposal by Cllr P Collecott 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 play area on the Borthwick Site (Fat & Bone Factory).

Debi Sherman has had a meeting with East Suffolk Planning, regarding the location of the pump track, after the response from the community, from our previous Parish meeting with Persimmon in attendance. East Suffolk Planning are not prepared to move it to the Country Park, they do not feel it appropriate. The council have said they would be happy to consider an alternative to the pump track, they are open to suggestions. The council want to see "older children" play. Cllr J Sarbutt & Cllr J Hinton stated that nobody wants the pump track or indeed the play area. Extensive tree planting would take place around the area, to give perception of openness. Oulton Parish Council expressed concerns that planting trees will soak up water from the contaminated land and over time this will affect wildlife and planting the tree will also disturb the land further.

Q) Cllr P Collecott wants assurance that there will be no more than 800 homes built on this particular site.

A) 800 homes were discussed at outline stage, although ESC put no ceiling on the amount of homes being built. Persimmon has shown phase 3A, approval for 51 properties and drainage basin, phase 3B approval for 73 properties, this takes Persimmon to just shy of 800. Wolsey Homes have an application in for 53 properties, although unsure if they will gain consent. When an outline planning permission was granted, a definitive number should have been put on the plans, but planning did not put that number on.

Q) When East Suffolk Planning were asked about relocating the pump track, what was their answer?

A) The Country Park should be for open recreation purposes only, not play. It goes against the original intention and purpose of the Country Park. This was identified at outline stage and this was ESC vision.

Q) The 30m buffer zone reaches the actual property, through the garden and not the edge of the properties on Birch Close and Lyncoln Drive. Could this buffer zone be negotiated?

A) The 30m buffer zone is guidance only. It is always shown to the façade of the neighbouring building. It cannot be altered now, as planning has already been granted and Persimmon doesn't have the luxury to change it.

Q There is a lot of antisocial behaviour going on around the car park next to the school. A resident has put a padlock on it, to try and discourage the behaviour.

A) Persimmon are in the process of transferring the car park to East Suffolk Council, they are asking for various works to be undertaken. Persimmon are seeking clarity as to what the Council want to see happen on that land, before they take it from Persimmon.

Q) The last plans showed a MUGA (Multi Use Games Area) pitch, now there is no MUGA but there is a pump track. The resident believes this would be much more appropriate.

A) This is something that could be considered and it will be put back to East Suffolk Council. Although it must still go in situ where the pump track will go.

The Parish Council have challenged East Suffolk Planning and will continue to do so.. We are grateful that the residents are being very proactive too, along with writing to the local MP Jess Asato.

Cllr A Gee said letters had intended to be delivered to residents notifying them of the plans, but they had not actually been sent, therefore residents were not aware of what was happening. Cllr Gee tried to bring it to the committee, but the officers side stepped it, therefore it was not allowed to come to committee. The planners are driving it all, not the local Councillors.

Q) Who is the management company responsible and what is their contact details?

A) A management agent has not been appointed yet, it is with Persimmon directors at the moment. The responsibility will then pass to East Suffolk Council.

Q) What is the timeframe for replacing fencing

A) Just waiting for a final verification report, to then proceed with works on site.

Q) Whose idea was it to put a pump track on the site.

A) Members of the public talked about a MUGA and this was Persimmon initial proposal, discussions were then had regarding a pump track with them and the Council, which the Council Officers deemed a good idea. Persimmon are happy to take back to the Council, that a MUGA would be preferred by the residents.

Oulton Parish have thanked Persimmon for their communication and for attending tonight's meeting. Our issues have always been the Borthwick Site.

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. – Nothing to comment on.

Reports from:

- **Parish Clerk:**

- 1) Pin down a date for group training – 12th or 19th March. Councillors to email clerk with their preference.
- 2) Gritting down Lime Avenue/Dunston Drive. Spoke to Wayne Saunders at Suffolk Highways. He said Lime Avenue north of Birch Close still belongs to the developers. He believes that this would not necessarily get gritted even when they take it over. Matt House at Persimmon said the Persimmon Group would not be willing to take on the liability but is happy to take it to Suffolk Highways and ask if they would consider it post adoption.
- 3) Planning Forum @ ESC. Cllr T Knights and I attended. It was not very relevant to our area and it was a little bit farcical considering the issues we are having. A lot of emphasis put on "how can we help, we listen to you" I don't feel like I got a lot from it., but will attend the next one, to see if it helps more.
- 4) Suffolk Climate Action Team - 50% off loft insulation for anyone in Suffolk! I shall put information up on our website.

- **Chairmans Report:**

- 1) Letter has been circulated prior to the meeting, addressed to Chris Bing/Bally, which will be put on our webpage.
- 2) Chair and Vice Chair have a meeting with district councillors from Gunton & St. Margarets around Jenkins Green pond on Friday 7th February. They would like to come and do a presentation, which can be scheduled in, in the next couple of months.
- 3) Met with a family requiring assistance from OPT acquired some Morrisons food vouchers, so they haven't gone without. The have been pointed in the direction of St. Mark's Church for further assistance. They have been given a fridge freezer and slow cooker too. Chair to contact fair rent officer, to assist with the family's rent issues.
- 4) New laptop has been purchased @ £519.00, it has been agreed by all that reimbursement can be made.
- 5) Lamp post in Bloomsbury Close, has not been working for months. Cllr T Knights to find out who this belongs to and aim to have it fixed.

- **County Councillors – No councillor available**

- **District Councillors – Andree Gee:** Trying to help a resident in Chestnut Avenue, with mental & physical issues, with issues from ESC council tax payments.

- **Oulton Community Centre:**

- 1) Access and egress of the community centre is still an issue. It is still very much in discussions and is in hand. Cllr P Collecott said it was nothing to do with Community Centre and has fought it various years ago. Cllr P Collecott also states that he receives no communication from Oulton Community Centre.
- 2) Cllr J Sarbutt raised a point concerning the bowl mats and the slippery floor in the Community Centre large hall. The clerk stated that this didn't need discussing tonight and to be discussed directly with the Community Centre and not through the Parish Council, as it was a matter between the bowls group and the Community Centre.
- 3) Chair asked for a letter to be sent to the Community Centre asking for clarification on Cllr P Collecott position within the Community Centre, as he has had no correspondence from them.

- **St Michael's Church & OPT:** Cllr J Hinton has a meeting with them next week and has already provided them with a report, regarding the family that has been helped. Chair will also be visiting the food bank and will report back.

Planning

- **To receive new planning applications and make comment – DC/25/0042/CLE -** Application for a Lawful Development Certificate to establish that the existing operation/use of Unit 1A, as a small food and drink outlet, falls within Class E(a) of the Town and Country Planning (Use Classes) Order – Mobbs Way Business Park – **No objection response sent.** **DC/24/3441/FUL -** Construction of 2 no. industrial units.- Wolseley Business Park , Mobbs Way, Oulton, Suffolk, NR32 3FA – **No objection response sent.**
- **To receive results and updates on outstanding applications –** Nothing to report

Finance: Income & Expenditure as at 31st January 2025 received.

Payment Schedules

| Payee | Value | Description |
|-------------------------|-----------------|--|
| J Illingsworth | £19.98 | Tin signs for lending library |
| Norfolk Parish Training | £295.00 | Whole council training – FOI & DP |
| Oulton Community Centre | £20.00 | December Room Hire – OCC1805 |
| Clerk Salary | £611.00 | December 2024 Salary |
| R Morris | £123.55 | Morrisons buffet for 130yr anniversary |
| Defib World | £74.59 | Defib pads for Camps Heath |
| Clerk Salary | £611.00 | January 2025 Salary |
| Clerk Salary | £244.36 | Backpay April to December 2024 |
| Total | £1999.48 | |

Income Received – Interest on CIL & Access Accounts £270.72

To agree payment of invoices and other expenses: Payments – Proposed by Cllr R Hinton and second by Cllr H Sarbutt – All approved

To consider grant applications: - Nothing to report until next meeting.

To receive an update on the purchase assets using CIL money: Cllr H Sarbutt has been in contact with the Asset Management team regarding digging of the holes for lending library posts. It is in hand and we are just waiting for a date. Posts and box are available now.

To discuss duck boxes at Jenkins Green Pond: Duck box and duck are in situ. Local neighbour built it and is in the process of building another. Would like to request some CIL money for some top soil and grass seeds, approximately £300.00. Since ESC has funded the majority, perhaps the council would assist with the last few items. Proposed by Cllr H Sarbutt and approved by Cllr P Bryant – All Approved. District councillors and Lowestoft Journal will be attending the pond on Friday 7th February at 12pm along with Cllrs J Hinton, J Sarbutt & H Sarbutt.

To receive updates from individual Council Members (for information only):

- 1) Cllr T Knights provided SID camera results. Oulton Street southbound – average daily traffic 4259, average speed 26.3mph. Sands Lane eastbound – average daily traffic 25,611, average speed 30 mph. Results sent to PC Michelle Deal & Ben Woolnough at Planning.
- 2) Cllr P Collecott received communications from local residents regarding the state of the hedging along The Manor House on the corner of Hall Lane. This needs cutting back, by approximately 18". Cllr J Illingsworth has already reported this on the reporting tool back in August 2024, it was deemed not bad enough. Cllr J Illingsworth & Cllr T Knights to meet and report.

To receive any items for inclusion on the next agenda (for information only) Cllr J Illingsworth has asked if we can discuss 80th Anniversary of VE Day on 8th May 2025, perhaps a picnic on the field.

To confirm date of the next Parish Council meeting as Tuesday 4th March 2025 @ 7.00 pm in Oulton Community Centre.

The meeting closed at 21.06