

# **Iken Parish Council**

## **Minutes of the meeting of the Council held on Friday 7<sup>th</sup> April 2017 at Iken Village Hall commencing at 5pm**

### **PRESENT**

Colin Chamberlain (Chairman), Loulou Cooke (Vice Chairman), Councillors Richard Mann, Hugh Waterer, Norman Johnson, John Hailes, Sir Thomas Hughes-Hallett and Lorraine Lloyd (Clerk)  
District Councillor Ray Herring  
Iken residents: Paul and Nina Davis, David and Susan Spindler, Richard and Susan Ash, Paul and Judy Shipman, Sir John and Lady Gieve, Lynette Morton, Andrew Page, Jeremy Hinves, Annabel Chamberlain, Jonathan and Audrey Rutherford and Penny Johnson.

### **MINUTES OF THE PREVIOUS MEETINGS**

The Minutes of the PC Meeting held in Hardy's Barn on 6th January 2017 and the Minutes of the Extraordinary Meeting held immediately following the conclusion of the PC Meeting were approved and signed.

### **BUSINESS RAISED BY COUNCILLORS**

#### *I. Co-option of new Councillor*

The Chairman addressed the meeting to explain that one person had responded to the request for applications for co-option to Iken Parish Council within the given timescale, Sir Thomas Hughes-Hallett, and it was duly resolved that he be co-opted as a Councillor (The Vice Chairman proposed and Norman Johnson seconded the resolution).

#### *II. Planning application - Yarn Hill Barn*

Paul Davis (planning applicant) explained the reason for the application for change of use of the property currently used as a holiday let to residential use. Bookings had fallen and it was uneconomic to continue as a holiday let. He was as yet undecided if change of use were granted by SCDC whether to downsize into the property and sell the main barn or, alternatively, sell the property. The Chairman asked if there were any questions but there were none. The Councillors approved the application unanimously.

#### *III. Dates of future meetings*

6pm Thursday 18th May (Annual Parish Meeting and PC Meeting) - Iken Village Hall  
6pm Thursday 17th August - Iken Village Hall  
5pm Friday 17th November - Snape Village Hall  
6pm Thursday 4th January - Snape Village Hall  
5pm Friday 18th May 2018 (Annual Parish Meeting and PC Meeting) - Iken Village Hall

#### *IV. Glamping Site at Iken*

The Vice Chairman explained that she had been asked by several Iken residents if the glamping business at Iken Hall was temporary or permanent and if a licence was required. There was a need to clarify the matter so that the extent the activity might spread could be made known to all the neighbours affected by the glamping. The Chairman said he had been in email contact with Alan Hutson and with SCDC to establish the legal position which appeared to be that a site licence was required where public camping took place for 42 consecutive days or 60 days in aggregate in any year. There followed a discussion, with Lynette Morton advising the meeting that an application for a site licence had been made by the Hutsons in the past few days and a response was awaited on this. In these circumstances, with matters now in the hands of SCDC, there was nothing further for the Parish Council to do at the present time unless or until a planning application comes before them.

V. *Potential referral of Planning Application - Jumbo's Cottage*

This development had received consent in 2014. A recent application had been made to vary the plans and objections had been raised, more to the development as a whole rather than the variation proposal. Various notes had been received from Mike Russell Hills, owner of the land next to Jumbo's Cottage, raising concerns about the Management Plan for carrying out the works and in particular the limited access for the builders heavy plant and machinery and the potential damage that might be caused in the vicinity of the site. Mr Hills had been unable to attend the meeting.

The Chairman noted that the Planning Officer had determined that there was no reason on the face of the objections to refuse the variation and that the matter was therefore resolved. Ray Herring explained that the first issue was whether any permission would be allowed and only as a subsidiary issue the Management Plan by which the approval will be implemented which could not in any way undermine the original approval. The Management Plan nevertheless has to be agreed and passed by the Planning Department. Conditions are put in place and works have to be agreed as the project progresses.

VI. *River Walls*

The PC had a note before them (see attachment) on the present position prepared by the Chairman. There was disappointment expressed that the various conversations which had taken place since the meeting on January 6<sup>th</sup> had not resulted in any firm offers coming forward, especially as with about 15 per cent of the river walls Iken's share should be about three or even four enabling developments. Admittedly, six or so sites had been put forward including the Village Hall, but five of these were below 5m or stood on their own in open country and were therefore not being pursued by the AOEP's architect, Charles Curry-Hyde in the initial wave of five or six applications to be made to SCDC later in the year.

The Vice Chairman explained that in relation to the three possible sites owned by Mr and Mrs Cooke on the approach road to Stanny Farm they were only prepared to offer one of the sites and only if they were not the only firm offer in Iken and basically they did not wish to carry out any development against the wishes of the neighbours. One of those neighbours, Sir John Gieve, said that he and the other neighbours had been working up a proposal that the neighbours purchase the land from Paul Cooke at its current value and an additional payment be made in respect of the non-development of the sites which would be given to the charitable trust (AOET). Whether the sums involved bore any relation to Charles Curry-Hyde's estimated planning gains of £350,000 for the site between Sir John's house and Jeremy Hives' house, or the £500,000 for the sites either side of Andrew Page remains to be seen.

The Vice Chairman also explained that she and her husband were mooting turning all the low land behind their 4.5 km of river wall into a tidal spillway. Very high tides would be allowed to spill over the river walls and bungs could be removed to allow the water to return to the estuary. In these circumstances it would not seem necessary to upgrade the river walls although a bund would be needed to prevent water flooding neighbouring land. It was not clear by how much the notional £3m to be spent on Iken's walls would be reduced if at all.

The Chairman enquired of Richard Mann about his discussions with Charles Curry-Hyde on a potential site. It was apparently not a building which might be set back in the woods off the Sudbourne Road as the Chairman had been led to understand, but turned out to be the same site as previously discussed in the field opposite Sir John Gieve's house which Charles Curry-Hyde had previously dismissed as in far too strikingly open country.

There was a discussion of the five-metre rule which Ray Herring said was a 'safe' contour level used by the Environmental Agency in relation to planning approvals.

Several residential owners had expressed interest in offering sites which they would then buy back but this was unlikely to obtain approval as an enabling development if the purchaser were to buy back the site even assuming he was content to pay the full amount of planning gain.

Lynette Morton asked what we have to do to get things going and how much is it going to cost. The Chairman said that the total estimated cost was £10 to £12 million, £1.2 million

coming from the government. Basically the landowners are expected to raise £5m or so and everyone else the same amount again although £1.2m may come from the government. Richard Mann explained modelling work was still going on and the results of this would determine the total cost. The work would be carried out 1st Snape, 2<sup>nd</sup> Aldeburgh 3<sup>rd</sup> Iken although, as Richard Mann noted, very poor walls all the way along the river would be attended to at the same time.

Charles Curry-Hyde had promised that in his negotiations with SCDC on the first five applications he would raise the question whether the SCDC might waive the 5m rule and allow some developments below this contour level and indeed any in more open country and we wait to hear the result of that discussion.

The Chairman concluded the discussion saying it was very important everyone continued to look for good enabling development sites and he asked for anyone with ideas to come forward.

#### *VII. Village Hall registration*

The Chairman was not currently proceeding with the registration of the title to the Village Hall with the Land Registry as there was now no immediate sale prospect.

Norman Johnson had made contact with Charles Curry-Hyde on what use the Village Hall might have in the future. He suggested it could give a broader community benefit for the AOEP project. There is a planning requirement for planning gains to be balanced by community benefits. One might say that this is met by the flood defences, however these are mostly focused on protecting private land. Normally this benefit is met with affordable housing or something that provides a broader benefit. The developers of Whisstocks at Woodbridge built a boat shed for the Riverside Trust for example.

Charles posited the following community uses:

1. Paul Cook's research centre at Stanny Farms, there being an interest in having a public face that is not on the farm.
2. Field Studies Council - <http://www.field-studies-council.org/centres/flatfordmill.aspx>
3. RSPB
4. YHA
5. Rambler
6. Cubs or Scouts
7. Snape Maltings
8. Duke of Edinburgh Awards

Charles had suggested there might be interest in helping fund this, as a way of bringing children and families back to Iken.

The built elements might be a very simple ablution building (with a public loo, to cater for walkers) and perhaps a class room for winter groups. The PC could then provide tent pitches.

Sir Edward Greenwell had commented that he could not see that any of these perfectly good uses for the site would actually contribute any significant sums to flood defences. They may be desirable on their own merits, but probably not for helping flood defence.

#### **ANY OTHER BUSINESS**

1. *Email notifications of agenda and minutes.* The Chairman pointed out that if anybody wanted to receive Notices of Meetings by email to personal addresses then they may let Lorraine have their email addresses and she will add them to her circulation list. However, there had been no such request to date. It was pointed out that Notice of Meetings were available on the Iken website, on the noticeboard and there was also a reminder of forthcoming meetings in the *The Link* which is distributed to every household in Iken. Lorraine was given the email address of Mr & Mrs Shipman.

The meeting concluded at 1812 hrs.

*Original signed by Colin Chamberlain as correct at AGM on 18<sup>th</sup> May 2017*