


~~UNAPPROVED~~ MINUTES OF AN EXTRAORDINARY MEETING OF
PETTISTREE PARISH COUNCIL
HELD ON 30TH NOVEMBER 2016 IN THE PARISH ROOM AT 7.30 PM

Councillors present: Mr Jeff Hallett (Chair), Mr Steve Hind, Mr Mike Watts, Mr Terry Rowles (Vice Chair). Mrs Mary Chilvers

In attendance:

Mr Peter Wells, acting on behalf of the Owners of Pettistree Three Tuns
Mrs M Hallett (Member of Public)

1.0 Welcome and Apologies - The Chair welcomed those present. Apologies had been received from Mr C Cook and Mrs J Ayris (member of Public)

2.0 Declaration of Interests - None declared.

3.0 Presentation by Mr P Wells – Local architect

Representing the owners of the Building and Land known as ‘Three Tuns’ and drawing up the Plans for the development, Mr P Wells thanked those attending and wished to give a brief background of the history of the premises and suggestions for development but wished for an input from the Parish Council and any objections that may be apparent.

P. Wells stated he usually only dealt with small projects up to 12 houses and was trying to obtain views of local people prior to planning application. He was employed by County Leasing and the premises were owned by a Trust. This had been run for the last three years by ‘George’ who is still residing in the property and currently will remain in situ. They had previously tried to convert to 2 / 3 units about two years ago but then withdrew application also wanted to build and extend for rooms to let. There is concern that George might be bankrupt in the near future but this has not been confirmed. The property has been marketed by Florets for last 6-9 months for £475k but limited interest. It was to be sold either Leasehold or Freehold. Deben Inns looked at as a Pub but said it would cost too much to develop. Interest by two different Companies for care accommodation. Diane Ling who owns land at the rear of the property had hoped to build homes on it. However, the client is looking to purchase this land for development and include within the plans. The property is stated not to be a ‘listed’ property or in a conservation area.

J. Hallett stated that there is a proviso in Pettistree that no development should take place until 2027.

P. Wells stated the Client had to demonstrate that the 11 hotel rooms had not been used or that there was capacity elsewhere. (A plan of the suggested development was left with the Chairman and a large plan laid on the table for all present to see.) Proposal for demolition of all buildings and replaced by 10 properties, 4 x 2 bed, 4 x 3 bed and 2 x 4 bed, of traditional style. This would depend upon purchase of the rear piece of land and if not then houses would be reduced in number. All access for any development would be from the existing access at the front of the land.

M. Chilvers suggested that in view of the history of the ‘Three Tuns’ and the front façade being significant to Pettistree that the building should remain and developed into 4 flats. The other Councillors agreed that the main building should not be demolished and put to other use.

M. Hallett, given opportunity to speak, also agreed that main building should be retained for commercial development with access to current car park.

J. Hallett enquired what services were laid on at the site. The meeting thought that there was mains water, mains drainage and electricity but there is probably no gas supply despite

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the large gas main running under the main road at the front of the property. He also stated that if the premises, after planning permission granted, was sold to developer then the plans could be changed if the application is not detailed. It would also be necessary to allow for noise from the kennels in any application.

P. Wells stated that the noise report could be addressed as well as the loss of rooms and that there would be a good mix of dwellings, starter homes and affordable.

M. Chilvers required confirmation that there would be an archaeological exploration on the site

J. Hallett stated there were currently 82 dwellings in Pettistree and 185 people, so the new development would mean more than 10% increase in dwellings.

P. Wells stated that current owners had been in possession for 6-7 years and the premises were previously owned by inner-box, who went bankrupt. He stated that it might be possible to retain the front building, and convert into flats or 2 x 3 bed houses with 7 new houses at the rear, retaining the existing front access to the new houses.

J. Hallett stated they would also require to retain the trees and ponds and could the developer include the 'pond with knotweed', which does not have ownership, into the scheme of development. The Parish Council, Land registry, Highways Department and Environment Agency have all been unable to establish who owns the land with the pond and Knotweed vegetation. The knotweed is currently being treated with weedkiller by Norse at the expense of the Parish Council to prevent spread.

P. Wells stated this was a good position for new houses as on the outskirts of Pettistree and close to bus routes and facilities. He would go away and chat with his Client about the suggestions and come back to the Chairman.

Mr Wells left the meeting at 8. 25pm

4.0 Other Pettistree Matters

Cheques were presented for signature, to be detailed in next minutes

Insurance schedule was presented listing the assets to confirm it was up to date. It was noted that there were now 6 grit bins and not 5 as stated and that the Lawn Mower was obsolete. Also there were 2 dog bins and one Notice Board not shown. Though there are two bus shelters in the village only one is owned by the Council.

The Chairman will be going to the Sizewell consultation the following evening.

5.0 Dates for future meetings:

Tuesday	7th February 2017	Parish Council Meeting at 7.30 p.m.
Tuesday	16th May 2017	AGM (Annual Parish Council Meeting) at 7.30 p.m.
Tuesday	16 th May 2017	Parish Council Meeting at 7.45 p.m.
Tuesday	23rd May 2017	Annual Parish Meeting at 7.30 p.m.

One councillor would be unable to attend the 23rd May and the Parish Clerk would confirm the rules as to holding on a future date.

The meeting closed at 8.35 pm.

Signed: -  Dated: 7/2/17

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