

WHISSTOCKS PLANNING SUB-COMMITTEE

Minutes of a meeting of the **WHISSTOCKS PLANNING SUB-COMMITTEE** held in the Shire Hall, Market Hill, Woodbridge, on **TUESDAY 25th OCTOBER at 6.15p.m.**

Councillors:

Present: S Attwell, G Holdcroft, D Mortimer, E O’Nolan and K Yule

In Attendance: Councillor Falconer, Town Clerk and 1 member of the public

293. **ELECTION OF CHAIRMAN FOR THE ENSUING YEAR**

Councillor Holdcroft formally nominated Councillor Yule seconded by Councillor Mortimer as Chairman of the Whisstocks Planning Sub-Committee for the ensuing year and **IT WAS RESOLVED** that Councillor Yule be duly elected as Chairman for the civic year 2016/2017.

For – All

294. **ELECTION OF DEPUTY CHAIRMAN FOR THE ENSUING YEAR**

Councillor Yule formally nominated Councillor O’Nolan seconded by Councillor Mortimer as Deputy Chairman of the Whisstocks Planning Sub-Committee for the ensuing year and **IT WAS RESOLVED** that Councillor O’Nolan be duly elected as Deputy Chairman for the civic year 2016/2017.

For - All

295. **MEMBERS AND OFFICERS WERE INVITED TO MAKE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY OR LOCAL NON-PECUNIARY INTERESTS THAT THEY MAY HAVE IN RELATION TO ITEMS ON THE AGENDA AND WERE ALSO REMINDED TO MAKE ANY DECLARATIONS AT ANY STAGE DURING THE MEETING IF IT BECAME APPARENT THAT THIS MAY BE REQUIRED WHEN A PARTICULAR ITEM OR ISSUE IS CONSIDERED AND TO DEAL WITH DISPENSATIONS AS ADVISED BY INDIVIDUAL COUNCILLORS IN LINE WITH SECTION 33 OF THE LOCALISM ACT**

None

296. **CONFIRMATION OF MINUTES OF THE MEETING HELD ON 5th APRIL 2016**

IT WAS RESOLVED that the Minutes of the Whisstocks Planning Sub-Committee Meeting held on 5th April 2016 be confirmed and signed as a true copy.

297. **MATTERS ARISING**

None.

298. **QUESTIONS TO THE CHAIRMAN**

None.

299. **CONSIDERATION OF EMAIL FROM MR BARRATT**

Councillor Yule varied the order of the agenda to take this at the end of the meeting. Councillor Holdcroft asked if the Town Clerk would be responding and Councillor Yule said no, however, as the letter had been addressed to the clerk it was agreed that she would reply but would send a draft to the Chairman before sending.

300. **UPDATE FROM THE PROJECT MEETING OF 5TH OCTOBER 2016**

Councillor Yule reported that Nunns Mill will be complete on 29th January 2017 and Whisstocks in late June 2017. The electricity supplier for both sites was EON (but that can be changed). There would be no contractor work on either building until the Freehold had been transferred to Woodbridge Town Council. Discussions are taking place between the parties solicitors regarding the freehold documentation with a possible recommendation for two documents, one to cover the buildings and one to cover the public open space. This is not likely to come to come before the Town Council for discussion until January.

301. **SCHEDULE OF WORK**

The Schedule of Work was circulated. Councillor Yule reported that the floodgate work due to start on the 31st Oct. Would require the erection of heavy barriers along the foreshore any boats moored in front of Whisstocks would not have access from the foreshore until early January. Discussion took place regarding the chances of boat owners taking advantage of the mooring on the Town Quay. Councillor Yule stated that the owners of boats Flipper and Nyctea would be willing to move onto the Tide Mill Quay for the duration of the floodgate work which would then block unwanted boats and would then move back when instructed to do so.

It was **recommended to Town Council** to allow these boats to move onto Tide Mill Quay and they won't be charged mooring fees for the duration of the floodgate work. However, no vote was taken as the timing of the work did not allow the recommendation to come before the Town Council. The decision to proceed was then made by the Mayor. Councillor Yule said she would arrange for this to take place in the next few days.

Councillor Holdcroft said he wanted an obligation from 'Alpha' that if he moved to Tide Mill Quay, after January he won't have a claim on the Whisstocks frontage. Councillor Yule said that Mr R Baldwin did not have any legal claim to any of the moorings but that did not stop boat owners taking advantage of the situation on the river frontage which is why it's important to be vigilant.

The Town Clerk reminded Councillors that if they were making a recommendation to the Town Council then they must wait until the Town Council had considered it and not make the recommendation and then carry out the action before it had even come to a Town Council meeting.

302. **FLOODGATES, FORESHORE, SLIPWAY AND MOORINGS**

Councillor Yule reported regarding the Woodbridge Quay Company that the recent work they had carried out was legal as they had a legal agreement with the Crown Estates. The recent work carried out was to allow barges to moor front and back and the posts can be removed as it is within their licensed area. Their area extended to the Whisstocks slipway and Whisstocks' licence was from their side of the slipway to the corner of the Tide Mill Quay. She stated that as the Whisstocks frontage was vulnerable until the completion of the building work. The Woodbridge Quay Co. has been granted a temporary licence by The Crown Estate

to manage this area until completion and handover to the Town Council. Woodbridge Riverside Trust were fully aware of the arrangement. The legal case over the boat Good Intent is ongoing with The Crown Estate.

303. **LEASES – LEGAL DOCUMENTS AND 106 REQUIREMENTS**

Councillor Yule reported these had arrived earlier that day and Councillor Attwell and the Town Clerk would sign and return to Birketts. **Noted.**

Regarding the condition 7 of the Planning Consent, WRT need to produce a document indicating how they will manage noise – this will come to Woodbridge Town Council for discussion before being passed to SCDC. Regarding leases and agreements to lease, Councillor Yule stated Birketts were working on them now and they will come to Woodbridge Town Council. **Noted.**

304. **WRT AND WMT UPDATES**

Councillor Yule reported both WRT and WMT were happy with the way things are going along and the agreements to lease documents were awaited.

Councillor Attwell asked Councillor Yule a question regarding whether the residents had any mooring rights. Councillor Yule said there were no mooring rights but each residence would have one parking space. The Covenants governing the Public Open Space, slipway and foreshore including moorings are part of the buyer's package at Whisstocks.

305. **ANY OTHER MATTERS OF REPORT AT THE DISCRETION OF THE CHAIRMAN**

None.

306. **CONSIDERATION OF EMAIL FROM MR BARRATT**

Mr Barratt to be responded to with the information Councillor Yule had provided but when specific boats ask in the future to come in for specific events (such as the Regatta), it would be up to the management company to consider and these types of mooring might be free.

Mr Barratt to be told there was a clause in the covenants saying no jet skis.

Mr Barratt to be told the Tide Mill are not included in the management structure as they are not a signatory to the S106 document.

Councillors to be sent a copy of the email to Mr Barratt.

307. **DATE OF NEXT MEETING 6th December 6.15**

Councillor K Yule
Chairman

After the meeting, Mr Webster commented that he was associated with the Woodbridge Waterfront for 12 years and wanted to see heritage boats moored at Tide Mill Way. He said it would only work if maritime boats were invited to moor there.