

ORFORD & GEDGRAVE PARISH COUNCIL
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Minutes of the 282nd meeting of Orford & Gedgrave Parish Council
held on Wednesday 9th October 2024 at 7.00pm in the New Room of the Town Hall.

Present: Cllr Anne Macro (Chair)	Cllr Gary Wingrove (Vice-Chair)
Cllr Margaret Green	Cllr Valerie Dunlop
Cllr Mary Iliff	Cllr Craig Ambury
Cllr Alec Greenwell	Cllr Nigel Addy
Cllr Stuart Moss	Cllr Sheila Stoker
Cllr Ian Thornton	

In Attendance 0 members of the public.

Opening remarks

MINUTES

1. Reports from Representatives

1. County Councillor Andrew Reid.
Andrew Reid submitted a written report and his apologies for this evening.
2. District Councillor Tim Wilson
Tim Wilson submitted a written report and his apologies for this evening.

2. Apologies for absence:

Cllr Howard, Andrew Reid and Tim Wilson.

3. Acceptance of Apologies

The Councillors all agreed to accept the apologies.

4. Declarations of interest:

None

5. Applications for dispensation:

None

6. It was agreed by those that attended, that the minutes of the 281st Parish Council (PC) meeting held on the 18th September 2024 be accepted as a true record of the meeting.

7. Matters arising from the 281st Parish Council meeting held on the 18th September 2024.

7.1 Friends Garage Update – Cllr Addy said that the planning application has been validated and is on the agenda for discussion under planning.

7.2 Alde & Ore – Cllr Wingrove reported that there have been no meetings, the next meeting is due to be held on the 24th October.

ACTION: To place on the next agenda.

7.3 Road Signs – Cllr Ambury commented that the new post is in position at the end of Broad Street, the directional signs have not been added as new ones are being made due to the condition of the old ones. These will be added at some point.

ACTION: Cllr Ambury to monitor the progress of the sign in Broad Street.

7.4 Footpath in Quay Street – Cllr Macro reported that following on from advice sought through SALC, the land in question (strip between the footpath and the road) appears to be Highway Waste Land. There is no restrictions on this land and therefore could become part of the footpath, with Highways approval.

Cllr Greenwell commented that the area in question does not appear on the Land Registry as he has checked.

Cllr Iliff said that this is a registered Village Green and as such the PC has a statutory duty to protect it.

Cllr Ambury said that the cost to have the work completed on the footpath is between £35,000 and £40,000. Does the PC wish to spend this money on the work.

Cllr Greenwell added that the PC has a duty of care to the people using the footpath.

ACTION: Cllr Iliff to share the paperwork/map of the registered village greens with the rest of the Council.

7.5 Village Project – Cllr Ambury reported that he had met with a company to look at the pond near the school. An email has also been sent to the Highways Engineer asking if, as this pond belongs to them, they would be able to sort the flooding situation. A response received states that it may be up to two before any reply is sent. The company stated that it would cost in the region of £2,700 to investigate the drains etc that goes into the pond. It would be important to check these before any other work is done.

ACTION: It was agreed by the Council to wait for a response from Highways.

7.6 Bonfire & Fireworks – The Clerk reported that the insurance has been obtained for the event.

7.7 Affordable Housing – Cllr Macro reported that there is a community led housing event to be held in Lavenham on the 6th November, would anyone be free to attend this?

ACTION: Cllr Wingrove commented that he may be able to attend the event and would let the Clerk know if it was possible.

8. Contributions by members of the public.

None

9. Finance

9.1 Authorisation for payment sheet – There are five payments to authorise: The Open Spaces Society (training for Cllr Macro) - £80.00, Unity Trust Bank (quarterly charges) - £18.00, Community Action Suffolk (bonfire & fireworks event insurance) - £312.48, Unity Trust Bank (monthly bank charge) - £5.40, SALC (6 month pay roll) - £82.80. Total £498.68. Also, the staff wages of £1048.84 per month for October.

Income – East Suffolk Council (2nd Precept payment) £14709.50, Unity Trust Bank (Reserve account interest) £202.78, Unity Trust Bank (CIL account interest) £570.54, Barmann Services (donation from the Village Feast) £125.59 Total £15482.82.

It was agreed by all the Councillors present to approve the payments.

9.2 Quarterly Accounts and Bank Reconciliation – Both the quarterly accounts and the bank reconciliation was noted and agreed by the Council.

10. Planning

DC/24/3072/FUL – Friends Garage, Front Street, Orford, IP12 2LP

Hybrid application for a phased redevelopment of the former garage site including full application: demolition of all buildings, erection of 5 No. dwellings, including 1 No. self-build dwelling, 2 No. market dwellings, and up to 2 No. affordable dwellings, parking spaces, site access and landscaping and outline application for 1 No. self-build/custom build dwelling.

Cllr Addy reported that this proposal has been discussed with the developer over the past nine months, there has been no changes to the proposal.

Cllr Stoker asked if the PC could object to this application?

Cllr Greenwell asked if the PC could support this application?

Cllr Addy said that there had been many joint meetings with the planners, it is important to try and take this site forward.

Cllr Stoker said that it looks as though the proposed properties are for wealthy people, with not much of the site being used for dwellings. The site is in a good position in the centre of the village, although overlooking is an issue. Could the proposed dwellings not be smaller to allow people to downsize? Bigger properties will become holiday homes. This proposal uses little of the prime land. The self-build one may opt out of the CIL scheme.

Cllr Addy said that the local authority will set the number of affordable homes. The developers wanted larger homes, but the planners suggested smaller. It is hoped that the PC could nominate residents for the starter homes, although ESC may not approve of that. Cllr Stoker said that on the large plot of land it is a shame that some of the dwellings could not be single storey.

Cllr Thornton stated that the first possibility for the site consisted of 10-11 houses. Overlooking from the site would be the responsibility of the homeowners to object to.

Cllr Stoker asked why the plans had been sent to the PC?

Cllr Addy said that the PC is a statutory consultee and as such the plans would be presented for discussion.

Cllr Thornton said that the PC would make a comment on the application.

Cllr Wingrove commented that the PC could object to the application, if it had strong grounds to do so.

Cllr Addy said that the affordable element of the site costs the developer money, this is reviewed by the planning authority.

The Council agreed that at this stage, it had no objection to this application.

ACTION: Clerk to inform ESC of the Council's decision.

DC/24/2562/VOC – 4 Nightingale Piece, Orford, IP12 2NP

Variation of Condition No.2 of DC/24/0143/FUL – Erection of a single storey extension to the rear and dormer window on the hipped roof to the side – Revised drawings submitted to show amendments to the internal arrangement of the proposed extension and to the existing house.

The Council had no objection to this application.

ACTION: Clerk to inform ESC of the Council's decision.

DC/24/2044/FUL – Ferry Cottage, Quay Street, Orford, IP12 2NU

Alterations and part conversion of garage to holiday accommodation.

The Council agreed to copy the last response to this application.

ACTION: Clerk to inform East Suffolk Council of the Council's decision.

Other notifications:

11. Parish Council Business: -

- 1. Children's Christmas Party** - Cllr Macro informed the Council that the Sports & social club no longer wished to provide a children's party. It was agreed that the PC should undertake the organising of a party with Cllr Macro to take lead. The entertainment would be provided by a kind donation from the Orford & District Flower Show Committee. The event is to be held on the 21st December between 14.30 and 16.30 in the Town Hall.
- 2. Christmas Tree** – It was agreed by the full Council that a Christmas Tree should be purchased for the village green near the shop.
- 3. Re-adoption of the Data Protection Risk Assessment, Data Protection Statement, Subject Access Policy, Subject Access Request, and the Health & Safety Policy.** – It was agreed by the full Council to re-adopt the above policies.
- 4. 20mph zone** – Cllr Moss reported that the village should be 20mph as there is going to be some injured by the speed of some of the vehicles.

Cllr Macro said that some time ago the idea was suggested and the PC was informed that as the road through the village is a "B" road, this would not be possible. There are many forums taking place relating to 20mph within villages.

Cllr Ambury said that some of the businesses may object to a 20mph area, this may affect their deliveries.

Cllr Moss said that Occold and Easton has 20mph areas.

Cllr Thornton said that the problem may not be the cars, it may be the larger agricultural vehicles.

Cllr Ambury commented that Quay Street was narrowed to make the speed of the vehicles slower. It was suggested by a resident that Munday's Lane had speed humps, the Highways department stated that they would not be keen to do this because of the additional noise from the vehicles slowing down and speeding up after going over the humps.

Cllr Dunlop said that when 20mph was introduced in Wales it caused chaos. It is important for children to understand traffic on roads.

Cllr Moss said that the footpath on the Toller Close area needs to be cleared to allow people to walk on it. There should also be a footpath that leads from the school gate, passed the bus stop to the recreation ground gate. At the moment children must leave the footpath by the bus stop and walk on the road because of the muddy area.

ACTION: Clerk to write to Andrew Ried and Tim Wilson to ascertain their opinion of 20mph.

- 5. Representative to attend SALC meetings/forums and Community Partnership meetings** – Cllr Dunlop agreed to be the representative for the Community Partnership meetings. It was agreed by all to take it in turns for the SALC forum meetings.

Cllr Macro asked Cllr Moss to leave the room at 7.53pm.

Cllr Macro said that it had been brought to the attention of the PC that some long-standing residents (50 years +) of the village are in accommodation that does not suit their needs. A bungalow is about to become available in Mill Close that would be more accessible for the residents. Would the Council have any objections to the PC writing a letter of support for the residents, to see if they may assist in any way for them obtaining the more suitable property. It was agreed by the full Council to write a letter of support for the residents.

Cllr Moss returned to the meeting at 7.55pm.

12. Correspondence

Resident – parking/traffic

Cllr Ambury summarised the email received. The resident had some cones outside his property to prevent parking, but these have been removed. There are few visible parking limit signs on the opposite side of the road. The committee who owns the wall opposite are reluctant to have more signs added. The double yellow lines are not visible due to the amount of leaves. The temporary no parking signs have been removed so as not to disrupt the school parking. Could the PC pay to have the roadsides cleared of leaves?

ACTION: It was agreed by the full Council to ask the Street Cleaner to clear some of the leaves from the side of the roads.

13. Items for next meeting:

20mph, draft budget, workplace assessment,

14. Date of next meeting: 28th November 2024.

Meeting closed at 8.27pm.