

ORFORD & GEDGRAVE PARISH COUNCIL
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Minutes of the 221st meeting of Orford & Gedgrave Parish Council
held on Wednesday 12th September 2018 at 7.00pm in the New Room of the Town Hall

Present: Cllr Michelle Golder
Cllr Richard Mallett
Cllr Mary Iliff
Cllr Margaret Green
Cllr Peter Smith
Cllr James Robinson

Cllr Anne Macro
Cllr Terence Loveridge
Cllr Ian Thornton
Cllr Jonnie Howard
Cllr Derick Brenchley

In Attendance, Marie Backhouse (Clerk).

Opening remarks

Public Forum

There were 26 members of the public.

Cllr Smith presented a brief introduction into how the Parish Council has arrived at the present position. Some of the Councillors have undertaken several meetings with SCDC; at these meetings the Parish Council requested 5 affordable houses which would assist the village to become sustainable. It was suggested that 10 houses should be placed in the field next to Mill Close with 3 of them being affordable. This report was then sent to central government where the affordable housing was crossed out. There is also a question about the sewage works being able to support more housing. The Local Plan has been reviewed in the last 18 months, the housing allocation is no different between 2027 & 2036. The closure for this consultation period is 14th September 2018.

Ray Herring has agreed to answer any questions.

R Roberts commented that the concerns are about the land; people are not against the housing, but it must meet the needs of the community. In 2017 the bid was ruled for affordable houses this should not have been ruled out. The land that we have must not be wasted, we have an ageing population in the village and we need to boost the community with younger families. The school needs support as there is a decline in pupil numbers. T Coffey stated in a letter that second home owners are spoiling the area, we need to put orders in place to prevent this. The Parish council should recommend that a revision of the Local Plan should include affordable housing to rent or buy.

Cllr Smith said that E Hills did not comment on the middle or high-end housing. The Parish council are fighting for affordable housing. We have been told that one of the options is to fight for affordable housing just before the building takes place. We have no control unless we own the land. The number of second homes within the village is about 50%.

J Castle asked as the OGPC report was over ruled by Central Government, could we try again to have some affordable housing up to 2027.

Cllr Smith replied that we are trying to negotiate 3 affordable houses. The village boundary has now changed to include the proposed plot next to Mill close. Is there anywhere else we could put some houses? Can we raise the money to buy the land?

C Cooper asked why they are calling for houses. We are just creating places for second homes. We need to consider social housing as well.

Cllr Smith commented that we need names to be on the housing needs list.

M Flint said that housing should be located to support the local area. There are some houses about a mile away that have recently been built and only one of those has been sold. The sewage issue has not been addressed. The whole village should petition against this Local Plan.

Cllr Howard commented that the land owner will sell directly to the developer. In Orford we have already, Baker's Lane cottages, Peacocks Pyghtle which is owned by Orford & Gedgrave Housing Association. Many other villages are envious of this. The Parish Council would need to own the

land to have total control of it. SCDC are under pressure to complete a set number of houses in a limited time.

S Bridges said that the setting of the proposed site had not been considered. The Castle will be compromised. The design quality of the houses would also need to be considered.

Cllr Smith replied that the Land owner would need to ensure that the view of the Castle and the design of the houses are considered. The land owner would want to utilise this land to the most beneficial.

L Quirke said that there is not a passion for high end houses from the people who require affordable housing.

Cllr Smith replied that an affordable house would also require local employment to maintain a standard of living. They would also require a car for transport.

D Partridge asked if the public transport facilities in the village would return if there was a need.

R Roberts said that there is a contribution in tax that will be paid if the houses go ahead.

R Herring replied that he was unsure how useful the tax is going to be. The two Parish Councillors produced a very good briefing. The housing shortage is facing everyone in all areas. Social housing is promoted in Orford. Young people want to buy affordable houses. Developers will only build if there is a 20% profit; with a site of 10 houses or less there is no need to impose affordable housing, this is a national policy. The Local Plan has been worked on for 3 years so far. There is no solution to the second homes problem as it is a free market. Orford is a popular place to live therefore the house prices are higher.

Cllr Iliff said that in St Ives they are taking steps to prevent second homes; there neighbourhood plan states that there is a housing need.

R Herring commented that affordable housing may be placed on an exemption site, this land would be given or sold at a reasonable rate. There is a large demand for this but there is not much land available.

Cllr Smith asked how we are going to deal with the traffic.

M Flint said that there is a detailed report about transport; by 2020 something would need to be addressed about the parking.

Cllr Golder thanked everyone for attending the meeting and suggested that the points raised from this evening as well as all the letters and emails, should be collated and sent to the SCDC.

All members of the public left.

MINUTES

1. Reports from Representatives

1. County Councillor Andrew Reid.

Apologies sent, and a report was presented.

2. District Councillor Ray Herring

R Herring said that at the moment there is a boundary review taking place for the new East Suffolk. This will result in new constitution areas. There will be new electoral arrangements, each District councillor will have a larger area, up to 3,200 people. Orford, Sudbourne and Iken will become in a ward with Aldeburgh.

Cllr Thornton asked if the District councillor will attend meetings, this will enable us to ask questions regarding the AOEP.

R Herring replied that the District Councillor will be at meetings to answer questions. The Deben Leisure Centre has re-opened; there is also to be some renovation work to the Leiston Leisure Centre. This is a boost to aid fitness and health. EDF are now looking at the stage 3 consultation for Sizewell – this includes road improvements etc. EDF are looking to reduce the costs of Sizewell C as it is more than they can afford at the moment – they need to reduce by 20%. There is still some money in the ECB budget – this enabling budget is for new additional project within your village.

Cllr Golder thanked R Herring for attending the meeting.

2. Apologies for absence:

Cllr M Smy

3. Declarations of interest:

Cllr Mallett and Cllr Thornton – Sports and Social Club
Cllr Macro – Malletts Cottage.

4. Applications for dispensation:

None

5. It was unanimously agreed that the minutes of the 220th Parish Council Meeting held on Wednesday 11th July 2018 and the Planning Sub-Committee meeting held on Wednesday 8th August 2018 be accepted as a true record.

Cllr Macro said that it was commented that the multiplay court at the recreation ground had 5-a-side nets, the cost of replacing these nets would be investigated.

6. Matters arising from the 220th Parish Council Meeting held on 11th July 2018.

7. Finance

7.1 The Council received, noted and approved the cheques and balances from 1st July – 31st August 2018.

7.2 LCPAS subscription renewal.

Cllr Robinson proposed that we should pay the LCPAS subscription, this was seconded by Cllr Howard and agreed by all.

8. Planning

DC/18/3409/FUL – Orford Castle, Orford Green, Orford

This was a request following a detailed survey and an options appraisal, small scale render trials were carried out in June 2017 on the NW elevation of Orford Castle as low level. Following the detailed assessment of the trials and consideration of practical, technical and aesthetic issues, it was decided to proceed with large scale trial by removing loose material, dubbing out voids and applying a single coat of render left to a rough textured finish. The area of the trial planned to be on the NE elevation of Orford Castle. It is proposed that the trial area is approximately 30m².

Cllr Howard commented that English Heritage had undertaken a lot of background work. The Parish Council had no objection to this proposal.

DC/18/3107/FUL – The Dunns, Gedgrave Road, Orford

This was a request for the change of use of annex approved under c.89/0349 for use as holiday let accommodation.

Cllr Howard said that this annex had already been used for living accommodation, it is changing to become a holiday let.

The Council had no objection to this proposal.

DC/18/3165/LBC – 84 Market Hill, Orford

This was a request for the retention of glass fibre flat roof covering to existing listed building. This roof covering was laid in 2016 to replace a leaking flat felted roof. No listed building consent was sought at that time unfortunately.

The Parish Council had no objection to this proposal.

DC/18/3563/FUL & 3564/LBC – Bell House, Quay Street, Orford

This was a request for a small extension to the morning room, new link with the shower room, alterations to the guest room, new shed, alterations to the summer house and various minor alterations.

Cllr Howard commented that this was a link to join other areas of the property together.

The Councillors had no objections to this proposal but would like to mention that the use of any skips would be in the driveway and not on the road.

DC/18/3608/FUL & 3609/LBC – 87 Market Hill, Orford

This was a request for the refurbishment of the shop/kiosk unit. Alterations/extensions to cottage on Market Hill. Conversion of former Smokehouse to form dwelling.

Cllr Howard commented that the shop conversion looks acceptable. The Smokehouse brick's must be impregnated with smoke.

The councillors had no objection to this proposal but would like to comment that the use of new bricks on the Smokehouse should be recommended.

Other notifications:

9. Parish Council Business: -

(1) Benches

Cllr Thornton recommended that we should have no newer memorial benches but if someone requested a bench we should suggest a plaque be placed on the existing bench. All the Councillors agreed to use the existing benches and just add plaques.

Cllr Robinson asked if we would replace the benches as they become broken.

Cllr Golder suggested that we should repair benches; there is a broken bench on the recreation ground now. It was agreed by all to have the bench repaired.

Clerk to arrange quote for bench repair.

(2) Quay Street Trees

Cllr Howard said that a report had been received from Elite Tree services regarding the newly planted Oak Trees in Quay Street. One of the residents in Quay Street would like to have the Oak Trees removed to Quay Meadow and some smaller trees planted in their place on the village green.

Cllr Smith commented that these trees are in memory of a loved one/someone special. It was also mentioned that the new trees on the knoll look dead.

Cllr Golder said that a new tree would be planted on the knoll and the existing chestnuts would be sorted. Nick Newton, SCDC Tree Officer, gave 5 options for the trees in Quay Street; removal, maintenance plan, leave them as they are, etc.

Cllr Brenchley said that we should leave the trees as they are.

Cllr Golder said that we really need to decide about the trees as it has been going on for some time.

Cllr Iliff was concerned that could the PC guarantee that a proper maintenance plan be put in place. These trees, in time, will block the light from the houses.

Cllr Thornton asked if the roots would become a problem to the properties.

Cllr Loveridge said that the tree roots would follow the canopy of the trees.

Cllr Howard said that the resident had offered to buy a less bulky tree, and he would finance this.

Cllr Golder reported that we had received reports from 4 tree specialists and with the correct maintenance the trees will be fine.

Cllr Thornton said that the 'correct maintenance programme' would work if it is put in place.

Cllr Golder asked the Councillors to vote; those agreeing to keep the trees where they are 7 votes, those wanting to remove the trees 2 votes, those with no opinion/abstaining 2 votes.

It was agreed by vote that the trees should remain where they are with the correct maintenance programme.

(3) Dog fouling

Cllr Golder said that the Clerk is in the process of getting a dog fouling bin placed in near the bridleway in Town Farm Estate. A concerned resident had suggested that a better place to have a dog fouling bin would near the 'Doctor's Drift' footpath.

Cllr Howard proposed that we should have 2 dog fouling bins, one in each site. This was agreed by all.

(4) Parking

Cllr Golder reported that meetings have taken place with representatives regarding the parking and the yellow lining within the village. Cllr Golder and Cllr Smith are to meet with a representative from the Parking Enforcement office. We have now received a reply from the Police concerning the slips to place of offending cars that have parked inconsiderately. The slips are fine to be placed on vehicles.

Cllr Smith said that some thought must be given to parking in Quay Street and the Market Hill. In the future it may be residents parking only. We could use the boat yard down the quay as an overflow parking facility. This may work in the short term.

Cllr Iliff said that the car park takings were down this year.

Cllr Mallett said that if the flower beds were to be removed in the car park it would allow for more spaces.

Cllr Howard said that it had been suggested that a car park at the top end of the village is needed.

Cllr Mallett asked where this may be?

Cllr Robinson said that other facilities need to be considered as well.

Cllr Loveridge said that the road sweeping needs to be done, this would mean that the lines are visible and enforceable. The clerk had asked the Litter Controller as to whether he would be willing to clean some of the edges of the road, he thought he would not have time in the hours he is allocated.

Clerk to contact Highways Department re road sweeping.

Cllr Golder reported that we had received a request from Andrew Reid regarding the cost of the new lining in Mundays Lane. The cost is £5,437. Andrew has asked what contribution the Parish Council can offer. We have a surplus of £200 in the budget.

Cllr Thornton suggested that we offer £200. This was agreed by all.

Clerk to respond to Andrew Reid offering £200.

(5) Beach/Foreshore clean up

Cllr Golder reported that an email had been received concerning the beach/foreshore clean up. The email asked why this was stopped, as there is a lot of debris and litter on the Ness that needs to be cleared away.

Cllr Robinson replied that this was stopped by the National Trust as they did not like the area to be trampled on as it damages the vegetation.

Clerk to respond to email.

(6) Re-adoption of the Temporary Signs Policy

Cllr Robinson proposed that the Temporary Signs Policy is adopted, this was seconded by Cllr Howard and agreed by all.

(7) Village Feast

Cllr Golder reported that the Village Feast went ahead as planned.

(8) Local Plan

This was discussed earlier in the Public Forum. Cllr Smith said that we would need to reinforce the requirement for affordable housing in our response.

(9) Code of conduct

Cllr Golder had a meeting with a resident whom owns a local business in the village, who was concerned about the amount of chat that he had overheard about the Parish Council meetings. It is important that Councillors remember the Code of Conduct. We have had issues in the past that have been sent to the monitoring officer and we would not want this to happen again. Council issues should be kept in the meetings, but we also need to keep everything in perspective. Members of the public do tend to listen into other people's conversations, so we must be vigilant.

10. Correspondence

- **Sports & Social Club**

Cllr Golder read out an email from the Sports & Social Club wishing to place a new shed on the recreation ground for storage. This is to replace a dilapidated shed that exists now.

All Councillors agreed to this request.

Clerk to email a response.

- **Member of the Public**

Cllr M Golder reported that an email had been received from a member of the public requesting permission to place a marquee on the recreation ground for a wedding reception. It was agreed by all to respond stating that the recreation ground is a public place, and therefore cannot be closed. Also include a price list for the hiring of the recreation ground.

Clerk to reply and arrange a meeting.

- **Local Business**

This item was covered above in the Code of Conduct reminder.

- **UK Power Networks**

Cllr Golder explained that some correspondence had been received regarding the placement of a power cable along Broad Street and across the village green to Mallets Cottage.

Permission was agreed by all the Councillors.

Clerk to respond to UK Power Networks.

- **AOEP**

Cllr Golder read out a letter requesting a representative for the Flood Defence group. It was agreed by all that Cllr Smith should undertake this role.

- **Member of the public**

Cllr Golder commented that many letters/emails had been received from members of the public concerning the Local Plan. This has been covered in the public forum as many of the residents who wrote had attended the meeting.

- **Lime Tree**

Cllr Golder said that a member of the public had commented about the roots from a lime tree on the village green preventing her from closing her garden gates.

It was agreed by all that the resident should be allowed to cut the roots from the tree that are preventing the closing of her gates.

Clerk to contact the resident and inform her of the decision.

11. Items for next meeting:

12. Date of next meeting: 10/10/18 at 7.00pm

Meeting closed at 21.29.

Signed _____ (Chairman) Date _____