

ORFORD & GEDGRAVE PARISH COUNCIL

The Town Hall, Market Hill, Orford, Woodbridge, Suffolk. IP12 2NZ

Tel: 01394 459172

E-mail: orfordtownhall@btconnect.com

**Minutes of the 223rd meeting of Orford & Gedgrave Parish Council
held on Wednesday 14th November 2018 at 7.00pm in the New Room of the Town Hall**

Present: Cllr Michelle Golder
Cllr Richard Mallett
Cllr Matthew Smy
Cllr Derick Brenchley
Cllr Mary Iliff

Cllr Anne Macro
Cllr Terence Loveridge
Cllr James Robinson
Cllr Margaret Green

In Attendance, Marie Backhouse (Clerk) & Judith Golder (Treasurer)

Opening remarks

Public Forum

There were 75 members of the public.

Leslie Short introduced himself as a representative from Artisan Planning & Property Services and Mike North as the representative from Northland. There are no planning applications currently submitted to SCDC. There is to be an Exhibition in Bart's Hall on the 1st December 2018, this will be followed by the plans being placed on the Artisan website to allow people to comment. All the comments will be considered. A planning application will be submitted by the end of December with a view to gaining planning consent in April 2019. As soon as consent has been given, the developer will demolish the entire site, decontaminate and start building. The land is currently not sold.

Once the site is cleared, the developer will build 9 houses, (the Government states that there is no requirement to provide affordable housing if there are 10 houses or less) there will be a workshop with an automated 24/7 fuel pump. The workshop will be accessible from Ferry Road. The planning consultant was unaware of any constraint that could ensure that the houses would not become second homes. They will be sold on the open market. It was also suggested that we should seek a S106 agreement, (this is where the developer is obligated to compensate for the loss of a village facility).

It was agreed to hold another meeting just for the Parish Council and members of the public, this is to be ahead of the open session in Bart's Hall on the 1st December, with other local parishes being invited as well. At the open session in Bart's Hall the planning consultants will be available to talk to; following on from this the plans will be placed on their website to enable time for comments to be made.

The planning consultants have completed most of the background work, items such as the sewage and the contamination of the land were mentioned. The consultants replied that this is nothing which cannot be easily rectified.

They would be prepared to discuss some community input to the management of the petrol pump, but community management of the 'workshop'/operation would be a matter for the new lessees or owners.

It was suggested that the PC should consider registering the existing garage as a community asset, this is something that is being considered now. Several of the people attending the meeting suggested setting up an action group amongst themselves, another suggestion was to form a group to buy the site directly from the existing owner.

Cllr M Golder thanked everyone for attending and agreed to place the plans that had been given by the planning consultants on the noticeboard outside in the lobby so that people may view at their leisure when the town hall is open.

Several members of the public left at this point, with a small group remaining wishing to comment about the planning application for the Manor House.

Some of the neighbours to the Manor House on the Market Square wanted to give their point of view regarding the proposed extension. It was felt that this extension was too big and imposing; it was not in line with the guidance; and it would change the view of the Market Hill. If the height was reduced it may be of an advantage; also, we would not want to have a lot of skips on the Square. There would be quite a lot of noise and disruption when the foundations are dug. The SCDC have not contacted any of the neighbours.

The owner to the Manor House said that any skips and works vans could go beside the house on the driveway.

Cllr Golder thank the members of the public for attending and said that these comments would be considered when the Councillors discuss the planning later.

All except one of the members of the public left at this point.

MINUTES

1. Reports from Representatives

1. County Councillor Andrew Reid.

Apologies sent, and a report was presented.

2. District Councillor Ray Herring

Absent and no report received.

2. Apologies for absence:

Cllr P Smith, Cllr I Thornton & Cllr J Howard

3. Declarations of interest:

None

4. Applications for dispensation:

None

5. It was unanimously agreed that the minutes of the 222nd Parish Council Meeting held on Wednesday 10th October 2018 and the F&GP meeting held on the 24th October 2018 be accepted as a true record.

6. Matters arising from the 222nd Parish Council Meeting held on 10th October 2018 and the F&GP meeting held on the 24th October 2018.

Cllr Golder commented that the Fido bins are now in place, one on the bridleway near Peacocks Pyghtle and one near the Doctors Drift footpath.

7. Finance

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

8. Planning

DC/18/4112/TCA – Little tern, Quay Street, Orford

This was a request for the Ash Tree in the rear garden – to be felled; the tree is too large for the garden.

Cllr Mallett reported that he had looked at the tree and this would let a lot of light into the properties.

The Councillors had no objection to this proposal.

DC/18/4232/FUL – Orford Sailing Club, Quay street, Orford

This was a request for further consent, for a period of five years, for the previously permitted temporary ladies changing portacabin adjoining the club house.

Cllr Smy said that this is a temporary building.

The Councillors had no objection to this proposal.

DC/18/4352/FUL & 4353/LBC – The Manor House, Market Hill, Orford

This is a request for a new two storey side extension providing kitchen and dining areas along with first floor bedroom and en-suite. New single storey entrance lobby link containing cloaks. Demolition of existing single storey side extension forming conservatory.

Cllr Golder suggested that all the Councillors should look at the plans and let the office know their opinion by Friday morning so that the Clerk can forward the comments to SCDC.

DC/18/4051/FUL – Quay House, Quay Street, Orford

This is a request for a proposed replacement of existing conservatory, balcony, windows and doors together with re-rendering.

The Councillors had no objection to this proposal.

DC/18/4527/FUL – Well Cottage, Crown Lane Orford.

This is a request for the demolition of existing dormer window and replacement with new dormer window in conjunction with internal alteration works to improve access to the top floor bedroom.

The Councillors had no objection to this proposal.

Cllr Mallett commented that Crown Lane is only to be closed for a short period of time.

Cllr Loveridge said that Crown Lane needs to be maintained as it is a bit uneven.

Other notifications:

None

9. Parish Council Business: -

(1) Artisan Planning & Property Services.

Cllr Golder reported that a public meeting would be arranged. It was agreed by all that a Wednesday evening was a good evening for all; and that it should be before the open exhibition of plans on the 1st December 2018.

The garage is to close at the end of January.

It was agreed by all to consider registering the garage as a village asset.

Clerk to talk to NOTT Clerk re availability of the main hall.

(2) Figg's Shelter

Cllr Golder reported that although the Clerk had contacted three people no quotes had been received.

(3) Christmas Carols and Parties update.

Cllr Golder said that the Christmas carols around the tree, on the village green near the shop, would take place on the 23rd December.

Cllr Golder asked if anyone would be willing to do the Afternoon Tea as she has no time to this year, unfortunately no-one would be free to do so.

The Christmas Tree for the village green has increased in price this year, a 14/15foot tree is about £100.

Judith Golder and Cllr Macro agreed to pay £50 each for the tree.

Cllr Golder thanked them for their donation.

(4) Castle Track & Knoll

Cllr Golder reported that a quote to register the village green had been received from the solicitor. It would be in the region of £750-1000. This would be increased if he must attend Orford to collect information. The Clerk has spoken to a representative from English Heritage, who was not familiar with Orford, to see if he thought they may object to the PC registering the green. He did say that the EH does tend to object as they want easy access to the Castle, but as he does not know the area this may not be the case in our situation.

We have £1000 in this year's budget that we can use as a starter and place more money in the budget for next year. It has been suggested that we try to de-register an area of village green and register another area. Clerk to write an email to the Solicitor to question the possibility of a swap.

Cllr Mallett reported that the right of way for one of the properties near the knoll had been cleared and replaced. The Clerk said that no letter or email had been received in the office regarding this. Cllr Robinson has agreed to talk to the owner of the right of way, to see if he could send an email to the office to place on the files.

(5) Donation to the Church.

Cllr Golder reported that in the past the donation for the Church has been £500, it was suggested that this should be increased to £600.

Cllr Robinson proposed that the donation be increased to £600, this was seconded by Cllr Brenchley and agreed by all.

10. Correspondence

None

11. Items for next meeting:

None

12. Date of next meeting: 09/01/19 at 7.00pm

Meeting closed at 20.28.

Signed _____ **(Chairman)** **Date** _____