

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 211th meeting of Orford & Gedgrave Parish Council
held on Wednesday 13th September 2017 at 7.00pm in the New Room of the Town Hall

Present: Cllr Michelle Golder
Cllr Richard Mallett
Cllr Peter Smith
Cllr Ian Thornton
Cllr Mike Finney

Cllr Derick Brenchley
Cllr Mary Iliff
Cllr Matthew Smy
Cllr Anne Macro
Cllr James Robinson

In Attendance, Marie Backhouse (Clerk).

Opening remarks

Public Forum

There were 33 members of the public, also 3 representatives from the Alde & Ore Estuary Partnership.

Cllr M Golder welcomed everyone to the meeting and passed over to Cllr D Brenchley to Chair. Cllr D Brenchley welcomed the Alde & Ore representatives and explained that they had a time limit of 45 minutes.

Amanda Bettinson, who is the Partnership Secretary, opened the presentation by outlining how important the enabling development is to the local economy. It will help to protect 14,000 properties, farm land and fresh water irrigation. The cost to upgrade to the defences is estimated to be about £12 million. Funding of £2 million has already been sourced from the government. There has been some concern that 80-140 houses were to be built, but this is not the case. It is hoped that there will be a mixture of low cost and more expensive housing.

Amanda Bettinson handed over to Charles Curry-Hyde, an architect, to continue with the presentation. The sites are a community led project. The objective of this all is to prevent flooding, which if it was to happen would change this landscape. Back in the 1950's the river walls were maintained by a group of workmen but now they are not. They are not proposing a lot of concrete blocks to repair the defence, but use of natural products. The Enablement housing will use smaller plots of land which are high value and would therefore give more money to the scheme. If we used a developer such as Hopkins, it would give some money but we would need to build many more. There are hoping to place restrictions on the sites as to what may be built on them. It is hoped that the sites will raise the main share of the funding. The Trust is working with all of the parishes concerned during Oct – Nov to discuss the sites. Orford has 3 x 1 acre sites. The three sites in Orford are Newton Broadway, Raydon Lane and Mill Broadway. The Trust is open to questions, so please feel free to email.

Question from a member of the public:

Going ahead with the possible constraints of the market forces, there is no certainty that the money will be raised. Can you confirm that all the other routes of funding have been explored? Bawdsey was an example of a similar project failing to meet the expectations.

Charles Curry-Hyde replied that Bawdsey had an economic flaw, as the values of houses were very low.

A member of the public commented that there is no certainty that this will work within Orford.

Amanda Bettinson replied that the Trust is trying different designs in Orford; these will not be the same as Bawdsey.

Charles Curry-Hyde replied that there is a risk that the values will change.

A member of the public asked if other ways of fundraising had been explored, there is a need to show the other ways which have been tried. The community will find it very difficult to agree to this proposal if it is not water tight.

Another member of the public asked if all the land owners are putting in land?

Amanda Bettinson replied that all the landowners are involved as there is an increase in their rates, they are also offering money or land.

A member of the public commented that there are no sites between Orford & Shingle Street. Have the walls on the Orford Ness site been sorted as well.

Cllr M Finney, whom is a member of Cobra Mist, reported that the National Trust are maintaining and repairing the weak spots.

A member of the public commented that there must be a tight control on the small 1 acre sites. One of the sites may cost £300,000 and some developers may wish to buy this and change it. To secure the future of this project the Trust needs to be able to prove its importance.

Cllr D Brenchley thanked everyone for attending and their comments.

Cllr M Golder suggested that if anyone has any questions, they could be sent to the Clerk. When the answers are available they will be published on our website and also a hard copy placed on the notice board. If anyone would like a hardcopy, they should contact the office and they can arrange for a copy to be sent to them.

This part of the meeting closed at 7.50pm.

MINUTES

1. Reports from Representatives

1. County Councillor Andrew Reid.

A report was circulated to all Councillors; Andrew Reid stated that he would be happy to answer questions on his report.

2. District Councillor Ray Herring

Absent and no report sent.

2. Apologies for absence:

Cllr J Howard & Cllr M Green

3. Declarations of interest:

Cllr M Golder – Enabling Development, family land owners.

4. Applications for dispensation:

None

5. It was unanimously agreed that the minutes of the 210th Parish Council Meeting held on Wednesday 12th July 2017.

Paragraph 2 – delete the broadband sentence as has no meaning.

Paragraph 4 - add ‘informed by the PC’.

6. Matters arising from the 210th Parish Council Meeting held on 12th July. 2017.

Cllr M Golder read out an email from Lisa Marie Trinder regarding the comments about the signage. She stated that they have removed the table and 2 chairs, and could the PC please inform her of the signs that she needs to remove. She also commented that signage is her only way of advertising.

Cllr I Thornton said that he is in full support of the ice-cream but there are still 5 signs out at this present time and they are not trading.

Cllr M Golder suggested that we should set a standard for all the businesses.

Cllr P Smith said that this could be placed in the rules for the next season.

The Clerk could place this in the conditions for the new tenders.

7. Finance

7.1 The Council received, noted and approved the cheques and balances from 1st July – 31st August 2017.

Cllr I Thornton asked if the cost of the rent for the office is £1600 per year.

Cllr M Iliff commented that this is paid once a year and has not been increased for some time; it does include the telephone, internet, stationary etc.

Cllr M Finney asked why we had spent £500 on the zip wire.

Cllr M Golder explained that the wire needed to be tightened, and this cost was agreed at a previous meeting.

Cllr M Finney said that this tightening work could be undertaken by anyone, and at a lot less money. Could we look into this more carefully so that next time we could spend less on completing this job? Could we look into the health and safety of having anyone do this, or do we need a certified contractor.

7.2 BDO return

Cllr M Golder reported that the external audit had been received from BDO and there were no outstanding issues to be addressed.

8. Planning

- **DC/17/3604/FUL – Puddle Cottage, 101 Front Street, Orford**

This was a request to construct a single storey rear conservatory extension.

After some discussion it was agreed that the Council had no objection to this proposal.

- **DC/17/3664/FUL – Barn Cottage, Front Street, Orford**

This was a request demolish and rebuild the front porch, construct a single storey side extension and a two storey rear extension including rooms in the roof space.

Cllr M Golder read out a letter from 106 Front Street concerning the neighbouring property. The Clerk had spoken to the people concerned and looked at the plans which showed that the windows overlooking their garden were made from obscured glass. They had also commented that the new extension will block the view of the Church from their garden.

Cllr M Golder also read out a message from the Pearce family stating that this property would be the family home and lived in permanently after next summer; the family also has three growing sons.

Cllr M Finney said that we may only comment from a PC view. The property is set back from the road; anyone who lives adjacent should send in their own concerns to the planning department.

The Council had no objection to this proposal.

Other notifications

9. Parish Council Business:-

(1) Alde & Ore Estuary Partnership – Enabling Development

Cllr M Golder passed over to the vice-chair Cllr D Brenchley.

Cllr D Brenchley commented that the presentation concerning the enabling development was mainly concerned with expensive houses.

Cllr M Finney commented that his impression was that people thought ‘not in my back yard’. People who supported that project had not turned up. It is too early for the PC to have a vote, and the presentation was not wonderful. In the next 200 years the river will raise to a point where the walls will not protect us. Overtopping will occur, walls will collapse. Sluices will be used to drain any excess water out. The idea is to enhance the walls to provide a long term solution. All the house designs at the moment are just sketches. Cllr I Thornton suggested that we wait for questions from the parishioners, as it is them the Council represents.

Cllr M Finney commented that the plans may be modified.

Cllr P Smith said that the PC had no view as yet, but will have to at some point. The European Agencies project estimates that during the rest of this century the North sea levels will progressively increase with an increasing frequency severity of over topping.

Cllr M Finney said that a key item would be that everyone may have to pay more on their rates.

Cllr P Smith suggested that money raised from Orford should be used to protect Orford.

Cllr M Finney said that the defences have been prioritised; Orford walls are pretty good.

The money for all of this work will be raised eventually.

Cllr D Brenchley asked if the hump down towards the quay would be raised.

Cllr M Finney replied that they would probably suggest that to put in place a flood barrier.

Cllr I Thornton said that £5.8million needs to be raised for Orford. What is identified around Aldeburgh?

Cllr M Golder said that she and Cllr M Iliff had a meeting with Sir Edward Greenwell.

He reported that the sites that were earmarked in Aldeburgh were lost; private land owners were sorting their own defences. There is no guarantee that the money raised will go to Orford, it is third on the list of priorities. Any excess money from other sites may come to Orford if appropriate.

Cllr P Smith suggested that the PC waits for all the information to be collated before making a decision.

Cllr M Golder said that any questions should go directly to the Clerk to be passed onto the AOEP.

Cllr I Thornton commented that we need to acknowledge all the questions and say that they have been passed on.

Meeting Closed 8.31pm

Judith Golder wished to speak about the enabling development. She agreed that the presentation was not wonderful. The Internal Drainage board have taken out a substantial loan to pay for some of the repairs. The drainage board rates on the farm have increased by 250% and will remain that way for 30 years. It is a vast amount, which works out to be about £500 per week, this confirms that other funding has already been gained and Enabling development is not being treated as the easy option for fundraising.

Meeting re-opened 8.34pm.

Cllr P Smith said that the PC should wait to give their opinion about the enabling Development until all the information is here. Alde & Ore will sort all the questions from the members of the public.

Cllr M Finney said that he would feed back at the Alde and Ore meeting the need to improve the presentation; we also need to establish whether the fundraising is going ahead.

Cllr P Smith suggested that we recommend that they hold a debate.

Cllr M Finney said that the Alde & Ore may wish to delay the launch and hold a more embracing forum.

Cllr M Golder commented that Sir Edward wished to have a large meeting; maybe they could plan this for the future.

(2) Suffolk Coastal Local Plan Review.

Cllr P Smith reported that at the request of Hilary Hanslip of SCDC Planning department the PC produced a document to facilitate the 10 year planning strategy until 2027 for our area. (15th October 2014)

The document noted that the community need for housing in Orford & Gedgrave in this ten year period was for up to 5 affordable homes but that we did not need any more high or medium end housing as there were always up to 12 houses in the village of this type for sale at any one time. The PC also noted the large retirement population in the village with many 2nd home owners and investment let properties. House prices are very high in this area.

The PC felt that these houses should be built in our preferred development site on land close to Mill Close on the Sudbourne Road. SCDC agreed and 0.86 hectares of land in our preferred village development site was identified for 10 houses with a provision for affordable houses.

SCDC sent this plan to Central Government and Elizabeth Hill for the Secretary of State for Communities and Local Government (document 16/1/2017) agreed but re-drafted the limits of the village and withdrew the provision for affordable houses in the plan.

This development of ten houses is likely to be built in 2021-22. In discussions with Jack O'Sullivan of SCDC planning the PC has determined that it may be possible to add some affordable housing in land adjacent to this site to be negotiated at the time of this build (2021-22).

A local plan review has now been initiated by SCDC which the PC will contribute to (by the end of October 2017). This review will take planning out until 2036, i.e. the ten year plan will become a 20 year plan.

In addition to housing the likely employment opportunities, education availability (primary and secondary), and infrastructure pressures (parking, roads and sewage) will need to be reviewed.

Cllr P Smith and Cllr M Golder are attending a meeting on the 26th September at Melton to gain more information.

Cllr M Golder thanked Cllr P Smith for the information.

(3) Adoption of Policy on Temporary Signs.

Cllr I Thornton asked where we stand on signage on the road side. We should state for the village events should be 14 days and 7 days for anyone else.

Cllr M Finney said that the teak furniture signs are put up everywhere around the village.

Cllr I Thornton said that the signs must be removed after the event.

Clerk to look at other policies regarding signage.

(4) Trees - update

Cllr M Golder reported Elite had been out to give us some quotes for various tree works around the village.

The quote to remove the lower branches in Mundays Lane - £750 +VAT.

To reduce the crown of the lime tree on the junction of Mundays Lane and Front Street - £895 +VAT.

To sort the two chestnuts on the Knoll - £495 +VAT.

To remove the Cherry tree and tidy Front St Village Green - £845 +VAT.

The budget for the tree work is £1,000 and so far the only expenditure has been for a tree in Quay Street, which we are still awaiting the invoice.

It was agreed by all that the work in Mundays Lane should be done as priority.

Cllr R Mallett commented that some damage has been done to the cherry tree outside the village shop, as well as damage to the tree on the knoll. Someone had asked Cllr R Mallett why we had so much work to complete on the trees; he replied that for some years no work had been undertaken on the trees.

It was agreed by all to gain more quotes for the other work that needed to be completed.

Clerk to contact Elite.

Cllr M Golder reported that the sponsoring of a tree had been really successful with at least 10 names on a list.

Elite had quoted to plant the various trees at a cost of £375+VAT or £245+VAT per tree.

Suffolk coastal Norse quoted for the same job and it was £130-£140 per tree.

Native Gardens also quoted for the same job and it was £65 per tree.

It was agreed by all to accept Native Gardens and to inform all the people interested in sponsoring a tree of the cost.

(5) Emails

Cllr M Golder reported that it would be much easier for the Clerk to undertake her work if emails were replied to, especially if it requires a comment.

Also, when emails are replied to could people use the reply all button as it ensures everyone is kept in the loop.

10. Correspondence

- **Anonymous Letter**

Cllr M Golder read out an anonymous letter that had been sent to the PC. The letter commented about the tables, chairs and gazebo on the village green near the shop. Although the letter had been read out no action could be taken as it was anonymous.

- **Sue Tristem**

Cllr M Golder read out 3 emails from a resident concerning the village green down Quay Street and the cutting of the grass by the contractors.

The Clerk had passed her emails onto LCPAS for advice, who had said that we should continue to cut the grass and state that this is an insurance issue. If the grass is cut by someone other than the preferred contractor they would need to have their own insurance to cover them against any accidents.

Clerk to send this information onto Mrs Tristem.

- **LTC**

Cllr M Golder read out an email that was copied to us and sent to the Highways department, requesting the temporary closure of Crown Lane for building work. The Clerk has been in contact with the building company and we will be kept informed of the building progress.

11. Items for next meeting:

Cllr M Finney asked if there would be a possibility of changing the speed limit in the village to 20 miles per hour. This had been suggested at a previous Highways meeting and it was considered to be a good idea to slow down the traffic moving around the village.

Clerk to contact the Suffolk County Council Highways and find information.

12. Date of next meeting: 11/10/17

Meeting closed at 9.20pm.

Signed _____ (Chairman) Date _____