



## **GELDESTON PARISH COUNCIL**

### **Meeting of the Parish Council**

#### **Minutes**

**Held in the Village Hall  
Wednesday 10<sup>th</sup> January 2024, 7.30PM**

**Parish Councillors present:** Cllr J. Ashfield, Cllr P. Cracknell, Cllr R. Fogerty (vice chair), Cllr J. Hayward, Cllr T. Morton and Cllr A. Wade.

**Also present:** Tina Newby

Cllr Fogerty chaired the meeting.

#### **1. Welcome**

#### **2. To receive and accept apologies for absence.**

- To record the number of public present: 13 members of the public were recorded.
- Cllr Ansell apologies were accepted. County Councillor Stone, District Councillor Bernard and District Councillor Brown also sent their apologies.

#### **3. To receive declarations of interest and dispensations.**

- To receive declaration of Disclosable Pecuniary and Other interests for councillors on items on the agenda; none.
- To receive and consider written requests for dispensations for Disclosable Pecuniary Interests and those previously granted; none.

#### **4. To approve the minutes of the previous meetings: 8<sup>th</sup> November 2023, as being an accurate record of the meetings.** It was noted that there are 3 passing

places in Stockton Road, not 2. Proposed by Cllr Cracknell and seconded by Cllr Hayward, unanimously agreed.

**5. To receive a report from Joe Bootman – Saffron Housing, regarding the Village Cluster Housing Allocation Plan (VCHAP):** The presentation slides will be uploaded to the website and added to Appendix 1 at the end of the minutes.

- The site will be from Kells Way and not Yarmouth Road. Visibility issues from Yarmouth Road. The village and the Parish Council will need to fight this.
- Approximately 60% rent and 30-40% shared ownership.
- Local concerns are increased traffic, narrow roads, flooding, drainage, infrastructure, pumping station. Norfolk County Council, assure no flooding! Anglian Water stated that the pumping station is up to capacity.
- There will be ongoing conservation and Saffron Housing will keep us updated.
- The current land is owned by Watton Charity organisation.
- Problems with some of the houses already have been reported regularly. Issues with fly tipping, mess in gardens, abandoned cars in car park etc.

**6. Parish 10, The meeting will be adjourned for public participation (maximum of 10 minutes) for items to be discussed on the agenda only.**

- Mirror at Stockton Road junction is still missing, when is this only to be replaced? It was noted that the post is rotten and needs to be replaced before the mirror can be installed. It was noted that the Parish Council had not purchased it yet.

*Since the meeting the Clerk has confirmed with Highways for the replacement of the post. This is their reply: we do not allow traffic mirrors to be erected on the Highway, primarily as they are known to cause glare for passing drivers.*

*We would prefer if the mirror was not replaced, but if it is could you please ensure that it is relocated onto private land, and not on the Highway verge.*

- The footpath Heath Road to the Church, Yarmouth Road, needs widening, it is not wide enough for wheelchairs. **Action Clerk** to chase this again. (ENQ900253985).
- Speed signs still facing the wrong way. The Clerk had thought this had been done. One by Mandy's and one by Gillingham school.
- River footpath – South Norfolk Flood Defence team, were going to chase the issues up with Tom Hunter from Environment agency. Tom is being difficult and uncooperative. There are plans to work on the riverbank when it is drier. Alison and Brian Norman have offered their help. There are 3 breaks in the river wall. One big one near the sluice, one by the railway bridge and one the village side of

the flood defence. **Action Cllr Ashfield** to email Tom Hunter and chase him again.

## 7. Reports from the County Councillor and District Councillors.

## 8. Parish Council concerns to discuss and agree:

- a. Councillor training dates: Cllr Fogerty's training has not been booked.
- b. EA Dredging. Discussed at public forum.
- c. Update on the installation of the new bins. All the bins have been installed and the locations have been sent to South Norfolk for emptying.
- d. Riverbank Geldeston Correspondence: Tom Hunter of the EA re marshes/river have been underwater, progress check. [JA]. Covered.
- e. Review and agree to keep the same versions of the Risk Management Policy, Standing Orders and the Financial Regulations: All the above were approved for adoption. Proposed by Cllr Hayward and seconded by Cllr Wade. Unanimously agreed.
- f. Review and agree the Internal Control statement for March 2024. Agreed, proposed by Cllr Ashfield and seconded by Cllr Hayward unanimously agreed.

## 9. Finance:

- a. To note the Bank Balances: noted
- b. Issues with Barclays Bank: still using cheques and no access for BACS authorisation.
- c. To note the bank reconciliations completed up to December 2023. These have been approved by Cllr Cracknell.
- d. Update from Unity Trust Bank: Still some issues outstanding. **Action Clerk** to chase.
- e. To review and agree payments for the month:

### Geldeston Parish Council

#### Statement of Account @ 10/1/2024

##### b/f from 8/11/23

GPC Community Account	£14,236.51	*
Village Park	£9,258.53	**
	<u>£23,495.04</u>	

Running total £23,495.04

## Statement of Account 31st October 2023

Bank Balance @ 10/1/2024	£13,405.48	*
	£9,290.92	**
	<b>£22,696.40</b>	

### Payments to be approved

Three Rivers, Sensory garden cheq  
101103

£1,596.68    \*\*

Tina Newby    Cheq 101104

£566.75

**£2,163.43**    To be approved

Lottery fund available	£9,462.42	**
GVP Total available	£18,753.34	**

Payments totalling £2,163.43 were approved for payment. Proposed by Cllr Wade and seconded by Cllr Morton, unanimously agreed.

- f. To agree the budget for 2024-2025: Last year there was a small precept increase and now we will have to play catch up.  
 Agree the Grass Cutting Contract: Agreed to go with the new quote, although there was some discussion over what areas needed cutting and whether the Parish Council would leave some to the wild. The playground grass cutting area is now smaller than last year.  
 Agree the maintenance of the churchyard: The annual payment for this was refused.

The parish council had a meeting a week before to see what budget lines we could reduce. This is still ongoing and can be discussed in March meeting. The budget was not agreed and is still ongoing and work in progress. *The Clerk mentioned that the budget should be used to set the precept.*

- g. To agree the Precept setting for 2024-2025: There was an agree to increase the precept by 10%, £9,800.45 which is an increase in Band D properties of £5.15 pa or .43p per month. The consensus from the members of the public at the meeting, is that they are very happy with the service the Parish Council gives and thinks it is value for money. Proposed by Cllr Cracknell and seconded by Cllr Ashfield, unanimously agreed.

## 10. Planning:

- a. To discuss planning applications received from SNC:
- b. To discuss planning applications received from BA:  
 BA/2023/0436/FUL: Retrospective planning: Erection of building including reception area, staff room, on-site shop, three ensuite holiday let rooms,

workshop/machinery store. Erection of storage and showers building. Erection of log store a changing room building. Floating Sauna. Increase in camping pitches from 20 to 27:

Three Rivers Camp Site, Station Road.

After a long discussion and noting the concerns from members of the public. The issues were that this was another retrospective planning application from them. The increase of 20 to 27 camping sites was considered too much. The concern is for the 'Geldeston Dark Skies' the SSSI and Ramsar site.

- c. To discuss any additional planning applications, received before the meeting: None.
- d. To receive an update on the Village Clusters. [item 5], discussed.
- e. To receive an update on the Neighbourhood Plan: The committee is looking into professional services. They have received one presentation from one company. They will be two more on 6<sup>th</sup> February. The suggestions and report will be taken to the Parish Council for consideration. At the moment there is a strong community of Stockton Parish, Gillingham Parish Council, Geldeston Parish Council, Ellingham and Kirby Cane Parish Council. The neighbourhood plan may well be set up as individual villages and no joint villages. There will be more discussions in March Full Council meeting.

#### **11. To receive an update on the Geldeston Village Park, what is needed and**

**agree any action:** Jodi has received some quotes for the sensory garden, plants, hedgerow etc. The benches are due to arrive on 2/2/24. The Ellingham company has quoted £400 for a Sensory Sculpture and £350 for an archway, galvanised. Hillside will be changing a few plants, for the type of soil we have.

#### **12. To discuss the situation regarding Trees:**

- a. Tree Warden roles and responsibilities: on hold await the health and safety survey.
- b. Tree Survey health and safety inspection quotes: The company is difficult to contact. **Action Clerk** to chase this up. Would like in this financial year if possible.

#### **13. To discuss and agree any village issues:**

- f. Passing places on Stockton Road. 3 passing places. 2 on the right and 1 on the left, coming from A143 to the village. These need cleaning and sign posting. **Action Clerk** to report this. (ENQ900253983)
- g. River footpath, two breaks in the wall, causing problems with walkers: Discussed above in public forum.
- h. Road marking at junction to Stockton Road. **Action Clerk** to chase this.
- i. To receive an update on the outstanding highways issues: **Action Clerk** to chase any outstanding issues.

#### **14. Updates from Village Committees and Groups:**

- a. The GREEN Project: No update.
- b. Village Hall Management Trustees: No update. Speedwatch meeting on 19<sup>th</sup> January 2024
- c. The Locks Inn Management Committee: Struggling with the water and flooding.

#### **15. To discuss any issues from the Councillors, for information only:**

- Traffic calming options if any.
- Environmental Agency, what do they do, Service Level Agreement.
- Cllr Hayward declared that she wishes to resign from the parish council. Although her post would be advertised, she was prepared to work up until the March meeting.

#### **16. Date of next parish meeting: 13<sup>th</sup> March 2024 7.30pm**

There was no more business to discuss the Chairman closed the meeting at 09.38pm

Signed by Chairman:

Dated:

Appendix one  
Saffron Housing Developments - Village Cluster

# Saffron Housing Trust & Geldeston Parish Council

10 January 2024



# Introduction to Saffron Housing Trust

- Saffron is a Registered Provider of Social Housing and a registered charity (Registered Number 32427R).
- Established in 2004 under stock transfer from South Norfolk Council.
- We own and manage over 6,800 homes across East Anglia, primarily in Norfolk and Suffolk.
- Our purpose is to:
  - Benefit communities by enabling people to live independently in warm and affordable homes.
  - Deliver reliable, demand-led services and openly involve tenants and communities in our work.
  - Work in partnerships to double our investment in improving homes and communities by 2030.





# Saffron Developments - Examples



## Bunwell, Norfolk

- 8 affordable homes
- Completed 2022



## Acle, Norfolk

- 10 affordable homes
- Completed 2022



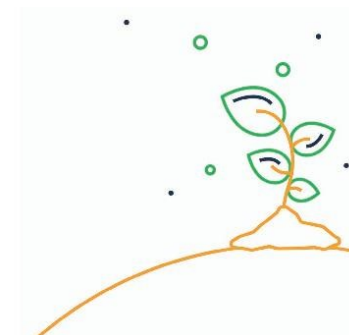
## Little Plumstead, Norfolk

- 4 affordable homes
- Completed 2022



# What is Affordable Housing?

- *“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)” – NPPF, 2023.*
- Types of affordable housing include:
  - **Social Rent** – Rent set in accordance with the Government’s target rent formula (typically around 60% of open market rent values).
  - **Affordable Rent** – 80% of open market rent values (including service charge where applicable).
  - **Shared Ownership** – Part ownership with minimum 10% initial equity and opportunity to increase through staircasing; rent payable on equity retained by RP. Households with income of up to £80,000 are eligible.

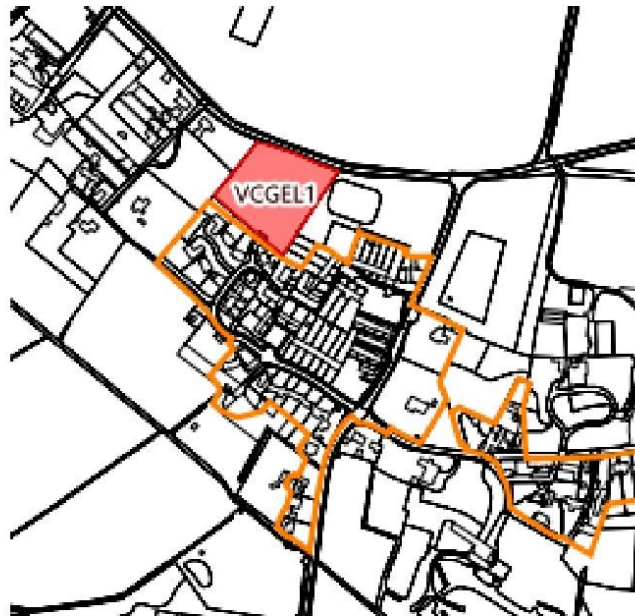


# Affordable Housing in Geldeston

- Saffron currently manages 26 affordable homes in Geldeston, all at the western end of the village. In the last 20+ years only 6 new affordable homes have been built in the parish.
- Minutes of Geldeston Parish Council meeting August 2023 – *“There is a housing crisis with the likes of Saffron Housing selling off their houses”*.
- Saffron sells properties for two reasons:
  1. Statutory obligation (e.g. Right To Buy/Acquire, equity staircasing);
  2. Where older, inefficient properties become uneconomical to heat/maintain and improvement upgrades are financially unviable.
- In 2023 Saffron sold 65 stock properties (though this includes 26 properties in Diss sold to South Norfolk Council). This included two properties in Geldeston. Sale receipts are invested in developing new, highly efficient affordable homes.



# Proposed Development – Land off Kell's Way



- Land off Kell's Way (VC GEL1) has preferred allocation status under the emerging South Norfolk Village Clusters Housing Allocations Plan (VCHAP).
- Sustainable location adjacent to existing housing and facilities, including play park.
- Saffron propose to develop a scheme of energy-efficient all affordable housing, comprising a mix of Social Rent and Shared Ownership dwellings.
- We are keen to work with Geldeston Parish Council in developing our proposals.





## Proposed Development – Site Context



- Access via existing estate road at Kell's Way.
- Existing trees and hedges along site boundaries to be retained and enhanced.
- Connectivity to existing park / play area.
- Topography slopes from north to south.



# Proposed Development – Potential Concept



- Potential for up to 25 affordable dwellings (affordable homes typically include lower occupancy accommodation not delivered through market housing).
- Layout and inclusion of some small terraces responds to Tayler & Green housing within adjacent Conservation Area.
- Single-storey bungalows located at high-point to minimise height and potential overlooking, whilst catering for a mix of needs.
- Energy-efficient homes with air source heat pumps and PV.
- Dedicated off-road parking for each dwelling.

