

# Geldeston Parish Council

## **Minutes of the Meeting held at the Village Hall on 14<sup>th</sup> January 2009**

### **COUNCILLORS PRESENT:**

R. Edmunds; E. Peters; M. Fenwick; A Norman;

### **MEMBERS OF THE PUBLIC PRESENT:**

Canon W Bestelink; Dr J Oxley; Mr S Rolt; Mr M Peters; Mr A Burden (Saffron Housing Trust); Mrs A Dennington Price (SNC)

Minutes taken by Lucy Seary

### **WELCOME**

Council Chairlady welcomed all in attendance and acknowledged Canon Bestelink as this was his last Parish Council meeting before his retirement.

### **1. APOLOGIES FOR ABSENCE:**

Mr T Morton; Mr J Tuttle; Mrs B. Ashfield

### **2. DECLARATIONS OF INTEREST: NONE**

### **3. MINUTES OF MEETING, NOV 2008:**

Approval of amended minutes proposed by EP. Seconded by RE.

Minutes were approved.

### **4. AFFORDABLE HOUSING, presented by Abi Dennington Price (SNC) and Alan Burden (Saffron Housing Trust)**

The Council was asked to consider the possibility of having additional affordable housing built in the village. The Council were last asked in 2004 and chose not to pursue because of timing, as it happened at the same time as the Parish Plan.

SNC is asking all local Councils to consider a low cost housing project (small number of affordable rented homes for social rented purposes only ie. will not be covered under the right to buy scheme). Depending on the housing needs within the village it could be approx 4 - 6 houses. ADP estimates there are currently 5 families in unsuitable accommodation currently in Geldeston. The new houses would be offered to those on the housing register from Geldeston and local area only. They would include a range of styles to suit different needs (ie. elderly and families). Should SNC build now, they would not need to build more properties for a number of years (ie. it would not pave the way to add more).

If the PC agrees in principle to additional affordable housing then SNC would study the housing register, district housing survey and work with the PC to agreed the exact number of properties required. SNC would work with the PC to determine suitable areas of land just outside the development boundary, close to other homes. Possible sites would be presented to the planners to make suggestions. The PC would then have the decision on how to move forward. The PC would closely work with ADP and AB at all stages. The process takes approx 18 months.

The Council was also asked to consider a joint scheme with Gillingham where a larger number of homes would be built on one site (either in Gillingham or Geldeston) and earmarked accordingly for each village.

EP suggested that Geldeston would not want too many new houses.

AN asked if the range of properties provided would match the current need for accommodation, or for future needs, and raised concerns that new build properties are often lacking in space.

AB confirmed the properties would be versatile for different tenant needs. He suggested ¼ to ¾ of an acre of land would be required.

Saffron build houses 30% larger than the Govt standards. They build to lifetime home standards (large doorways, wide stairs, wheelchair access etc), provide more sustainable heating and insulation. Recently awarded the Eco Homes Excellence Award. Confirmed the property design would be sensitive to the needs of the village.

EP asked for confirmation that there would not be more and more houses built.

ADP confirmed this would not be the case as the affordable housing can not lead on to private building works. There is no open market value on the land they are looking for to build on.

Current land owned by SNC near Kells Way is too near to conservation properties. Paths and roads are expensive to build so ideally the properties need to be built with minimum requirement for such.

The Council agreed to discuss the issue further at the February meeting when a fuller Council will be in place.

Councillors took the opportunity to ask AB from Saffron about outstanding concerns regarding lighting, parking and footpaths. AB would investigate and find out.

RE raised concerns that people are parking on and driving across footpaths, particularly on Geldeston Hill.

AB said that Saffron aim to include 2 parking spaces with each new property and if there is an area of concern that maybe a small car park could be the answer. He would take the Councils comments back to Saffron and come back to us.

## **5. CRIME REPORT**

The Council was not aware of any crime reported.

## **6. ACTION PLAN PROGRESS**

### **Target 1: The Environment – wildlife & footpaths**

#### 6.1 Footpaths

Nothing to update. A group hope to clear Leydon Lane at the end of Feb. LS to include in the Parish News.

AN commented on the stream running across Leydon Lane which can make it impassable on foot and there is a large amount of rubbish along the path of the Gillingham boundary.

### **Target 2: Improving Parish Amenities**

#### 6.2 Bus Shelter

EP has received 2 quotes to repair the Councils half of the roof of the bus shelter. Half the roof is owned by the Council and half by the pub. The whole roof needs repairing and the

Council agreed it was worth getting quotes for the whole roof to compare the cost, with the possibility of asking the other owners for a contribution.

### 6.3 River Walk

River walk will be completed by EP and Mr Peters.

### 6.4 Hedging

The Council has been given free hedging from SNC. EP will contact Councillors to arrange a date to walk around the village and agree where it will need to be planted.

LS to include in Parish News.

## **Target 4: Plan Documents**

### 6.5 Flood Management

AN has received copies of the new flood leaflets and is working with EP to draft a letter for householders. The letters and leaflets will be hand delivered to appropriate homes in the village. AN asked for the flood letter and relevant flood information to be placed on the village website. LS will send this to Brian Norman.

### 6.6 Action Plan

John Crowfoot met with MF to discuss the village plan and had provided an update for Councillors. EP to put together an action plan on continuing to take it forward.

## **6. CORRESPONDENCE**

### **December 2008 / January 2009**

The clerk read out correspondence.

## **7. NEW ISSUES**

Nothing to report.

## **8. PARISH 10**

Snowy Rolt asked for the 'road works' signs to be removed as there is no road works being undertaken.

RE agreed with the poor state of the road surface in The Street and thinks the signs appeared when the road surface started to deteriorate.

LS to write to SNC to complain about the road surface.

MF advised the Council that a sign has appeared at Geldeston Hall showing the footpath.

MF asked if SNC could be contacted in February in ask when the verges in Stockton Lane will be cut as they were done at the wrong time last year and the Council needs to pre-empt the same mistake this year.

AN has added information to the Environment Agency's description of Geldeston and has sent back the rates form concerning the playing fields.

AN has tickets for the showing of The Duchess (28<sup>th</sup> Jan) for sale.

## **9. FINANCE**

The clerk sought approval for new items of expenditure and provided Council with information about the current status of the bank accounts.

Invoices to be approved: Village Hall fees £110, Blackburns £127.96 (repair of the village bench)

MF proposed approval of the invoices to be paid. AN seconded. Council agreed and payment of the invoices were approved.

Clerk sought approval to use the village logo on letters sent on behalf of the Council. Brian Norman designed the logo and therefore permission needs to be obtained from him. LS to contact Mr Norman.

## **10. PLANNING**

None

## **11. DATE OF NEXT MEETINGS**

Next meeting Wednesday 11<sup>th</sup> February

Meeting ended at 9.10pm.