

REDGRAVE PARISH COUNCIL MEETING - MINUTES 7 June 2017

Held in the Redgrave Activities Centre at 7.30 pm

Present: Mike Denmark, John Giddings, Bob Hayward, Richard Hilton, Ann Preston, Neil Smith, Jason Walker, Parish Clerk and 17 members of the public.

1. Chairman's Opening: Mike welcomed everyone.
2. Apologies: Matthew Millard – It was also note that David Snashfold had resigned and there was now a vacancy on the Parish Council.
3. Declarations of interest: None.
4. Minutes of the meeting of 3 May 2017 were agreed as a true record.
5. Progress reports not covered by this agenda: The Clerk reported that South Lopham Parish Council had given their support for a weight restriction on the B1113 from the A143 to the A1066. The Clerk would write to both County Councils to make a formal request.
6. Public Forum: Paul Sutton from Strutt and Parker was at the meeting to speak about the proposed development in Hall Lane, following up on the scheme presented in October 2016 and March 2017. The main changes were to the layout and mix of the houses which now numbered 18 rather than the original 25, with seven affordable homes and 11 market homes. MSDC had requested that the area of the land which fell within the Conservation Area be kept relatively free of development so the new layout was concentrated at the southern edge. However, Mr Sutton reported that since asking to attend the PC meeting, further changes had been requested and so the layout would be changing again. He responded to comments about the mix of housing saying that it was not fixed and could reflect local need. Many at the meeting felt the need was for small bungalows and low cost housing (most likely through a housing association or shared equity). Concerns about the infrastructure were brought up again and Mr Sutton explained that there was a tariff of charges on any large development for improving infrastructure (Section 106) but it would also be the duty of the sewage/water company to provide an adequate service. The current layout and Mr Sutton's contact details would remain on the village website for those who were unable to make the meeting and wanted to comment. It was likely that he would attend again with a new layout. Answering the concerns about infrastructure, the Clerk reported that County Cllr Jessica Fleming had offered to set up a meeting with Botesdale, Rickinghall, Redgrave and possibly Hinderclay councillors to discuss various issues with those responsible at the County Council. It was hoped that plans for this meeting would progress after the general election. A resident had made enquiries into the Lorrywatch scheme and clarified that it was only set up where there was a weight restriction in place and the need to monitor traffic which shouldn't be there.
7. Planning:
 - 7.1 Applications: None.
 - 7.2 Decisions:
 - 7.2.1 Chapel House, The Knoll. Ref. 0826/17. Erection of a two storey rear extension following demolition of existing lean-to to rear. Planning Permission REFUSED.
 - 7.2.2 Chapel House, The Knoll. Ref. 0828/17. Erection of a two storey rear extension following demolition of existing lean-to to rear. Listed Building Consent REFUSED.
8. Ongoing Items:
 - 8.1 Cross Keys Pub Purchase: Cllr Smith reported that a lot of work had been done towards the proposed purchase. A six-person Steering Group had been set up and met weekly. The SG had visited other community pubs, had discussions with the Plunkett Foundation, an organisation set up to help save community facilities, and had received a bursary of £2,500 from the Foundation for initial costs. They had also been offered support from the "Pub is the Hub" initiative. A survey delivered to all households in Redgrave had a 32% response with overwhelming support for the purchase and this was followed by a village meeting with over 70 attendees, again with a tremendous amount of support. Following advice, the SG had set up the Redgrave Community Society which was a Community Benefit Society with six directors, listed as a limited company. The vision was to form a true community pub to appeal to residents and visitors of all ages and there was a long list of ideas to achieve that aim. Ultimately, the intention was to run the pub as a hub for the community rather than

maximising business profit. The asking purchase price was £300k and all the organisations supporting the endeavour thought the pub could be profitable based on similar projects in similar villages. It was encouraging to note that there were 50 community-run pubs in the UK and they had all been a success. Cllr Smith noted that there were initial costs involved, such as legal expenses, surveys and the production of an investment prospectus. Although the bursary had been agreed by the Plunkett Foundation, this was disbursed on receipt of paid invoices and up to this point expenditure on the project had come out of the pockets of the SG members. The PC therefore RESOLVED, with all agreed, to fund in principle costs up to £5,000, most to be invoiced directly to the PC, but to also provide £500 of that up front. This would be paid at the July meeting and a breakdown of anticipated costs would be presented to the PC. It was noted that typically 50% of the purchase costs would be raised from investments and 50% from grants and loans. A Facebook page called Redgrave Community Pub News had been set up to publish updates and new information. The Clerk had contacted MSDC to pursue the possibility of development at the old school playing field with the aim of providing funding for the pub purchase. Next steps would be to contact Highways to determine whether the access was acceptable and to consider funding for pre-development.

8.2 Land Registration: It was noted that the solicitors who had applied to the Land Registry for registration of the allotments and the town pit had not yet given the LR the new documents secured in February. The Clerk had been assured that the work would now be fast-tracked.

8.3 Play Area: It was noted that the work to install new safety surfacing was well under way.

8.4 Verges and Footpaths: The Clerk was still trying to contact the contractor for SCC's footpath work to find out when that would be done in order to fit in an extra cut.

8.5 Phone Box Ideas: It was agreed to include questions about the Box on the Housing Needs Survey.

8.6 Housing Needs Survey: The PC agreed that this was urgently needed to inform decisions about development in the village. As the Clerk was undertaking a similar survey for Botesdale/Rickinghall as part of their Neighbourhood Plan, it was agreed that a survey for Redgrave could be developed at the same time at a much lower cost than from consultants. It was therefore RESOLVED, with all agreed, to pay the Clerk for any additional hours spent producing the Survey and its results. It was hoped to have the survey ready to deliver in mid-July. Cllr Preston agreed to coordinate delivery and collection. Cllr Hayward agreed to do the analysis following return of the survey.

9. New Items: None.

10. Correspondence:

10.1 Suffolk Age UK: The PC noted that there was an Age UK Befriending Scheme for anyone over the age of 60 who was feeling lonely or isolated and would enjoy someone to talk to. It was agreed to put the information in the parish magazine.

11. Finance:

11.1 Account balance: £34,550.22

11.2 Accounts for Payment:

L Jackson-Eve	£ 231.72	Salary May 2017
	£ 49.35	Expenses May 2017

RESOLVED, with all agreed, to approve payment of the accounts detailed above.

12. Matters carried forward from this meeting or to be brought to the attention of the council: The Councillor vacancy would go on the next agenda.

13. New matters for next meeting: None.

14. Next meeting: 5 July 2017

The Chairman closed the meeting at 9.10pm.