



REDGRAVE PARISH COUNCIL

Clerk: Alison Spouncer
E: clerk@redgrave-pc.gov.uk
P: 01379 890613

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MINUTES OF THE MEETING OF THE PARISH COUNCIL

held at 7.00pm on 5th March 2026 at the All Saints Church, Redgrave.

Present: Chairman Andy Warnes, Cllrs Elaine Brown, Mike Hall, Mike Denmark, Matthew Broughton, Gill Blackman-Cross, Karen Pearse, the Clerk, and 50+ members of the public.

- 1. Chairman's Welcome and Introduction.** Chairman Cllr Andy Warnes extended a welcome to all at the meeting.
- 2. Apologies – Cllrs Gillett and Andrews. Declarations of Interest – Cllr Hall;** Beauly Homes proposed development (item 17).
- 3. Minutes of the last meeting.** Minutes of the last meeting on 5th February 2026, previously circulated, were agreed as a true record, **APPROVED** by councillors, and signed by the Chairman.
- 4. Public Forum.** A resident, speaking on behalf of those present, asked for clarification regarding the level of housing that may be required in Redgrave in future planning policy. In particular, he asked whether the reported figure of approximately 70 additional houses for the parish was correct, whether developments already in the planning process might contribute towards any such target, and whether the existing Neighbourhood Plan provided protection against further developments such as the proposed scheme at Gallows Hill. The Chairman explained that the figure of approximately 70 dwellings is currently an indicative estimate derived from a broad mathematical distribution of housing need across settlements based on population size. This figure has not yet been formally allocated and will be confirmed through the emerging Joint Local Plan process. It was further explained that the Government's national planning policy framework requires local authorities and communities to plan positively for housing growth. As a result, it is likely that the village will be expected to accommodate more housing than is currently provided for in the 2022 Redgrave Neighbourhood Plan, which is presently under review. The ongoing Call for Sites process (see Item 9) will assist Mid Suffolk District Council in identifying land that may be suitable for development. Any potential allocations will then be considered through the Strategic Housing and Economic Land Availability Assessment (SHELAA) and the preparation of the new Joint Local Plan. The Chairman also noted that while the Neighbourhood Plan provides an important level of local planning policy protection, this could be weakened if Mid Suffolk District Council

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were unable to demonstrate a deliverable five-year housing land supply, in which case national planning policy may allow greater scope for development proposals to come forward. The Chairman closed the public forum at this point, but it was reopened for further public input after the Council's discussion on the Beauly Homes proposal for Gallows Hill (Item 17). On re-opening after the Council's discussions at Item 17, comments were made on the safety of the entrance to the Gallows Hill site.

5. **County and District Councillors' Reports.** County Cllr Fleming provided her apologies for her lack of her attendance but provided a report. The main points from the report included: the Reinstatement of the local elections on 7th May following the Government's decision to abandon the notion to delay them. Cllr Fleming provided an update on the attempt to reinstate a Bus route for Redgrave. District Cllr Morgan gave apologies with no report provided. Norwich to Tilbury, National Grid has been undertaking Open Floor Hearings. If anyone wishes to be an interested party, please register by emailing NorwichToTilbury@planninginspectorate.gov.uk to make a request. EcoPower Solar proposes a 600-hectare solar array spanning Yaxley, Eye, Brome, Gislingham, Mellis and Occold, classed as a National Strategic Infrastructure Project (NSIP). The SCC Budget 2026/27 has been set, proposing a rise in Council tax of 4.99%.

Cllr Fleming welcomes any communications from residents with queries and concerns. Jessica.fleming@suffolk.gov.uk Tel: 07714-597980. X (formerly Twitter): @jesstfleming. Our District Councillor can be contacted: Gilly.Morgan@midsuffolk.gov.uk

6. **Planning.** To **CONSIDER** any planning applications received by the Council for comment, including those received after the publication of this agenda.

DC/26/00667 – Malva House, Hall Lane, Redgrave – works to trees in a conservation area- T1 weeping willow re-pollard due to proximity to phone lines and excessive shading. (response by 16th March '26). The PC agreed to **NO OBJECTION**

Two applications were received post the publication of the agenda:

DC/26/00900 – Priory Cottage, Half Moon Lane, Redgrave – Application for Listed Building Consent. Remove and replace the existing stable door & frame set. (response by 25th March '26). The PC agreed to **NO OBJECTION**

DC/26/00933 – Broadlands, Half Moon Lane, Redgrave - Notification of works to Trees in a Conservation Area - Prune lower branches of 3 No. beech (T1, T2 and T3) and one silver birch (T4). (response by 26th March '26). The PC agreed to **NO OBJECTION**

To NOTE Planning Decisions Received: None were received.

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7. **Parish Clerk's Report.** The following points were **AGREED** from the Parish Clerk's report:
- Actions 199/12.2 & 215/7.2:** The spare bench previously agreed to be refurbished from the footpath to Botesdale needed to be added to the work to be undertaken.
- Action 344-12:** The Clerk advised that there may be an opportunity to utilise district CIL funding towards the purchase of a defibrillator. In parallel with this line of enquiry, the Parish Council agreed that the Clerk should also approach the SCC Community Emergency Plan team to explore any potential funding available, noting that the designated village Safety Hub is All Saints Church, which is the proposed location for the defibrillator.
- Actions 55-16/366-7:** The Council confirmed that the new village direction signs were to be pursued as village assets.
- Action 394-9.8:** The Clerk **AGREED** to confirm costs for the H&S training and whether volunteers for the Green Redgrave Group could be added to the course.
- Action 401-11:** Cllr Hall confirmed that a group has been formed to investigate options for any HGV/weight restrictions on the B1113. Communication had been sent to SH by the PC, and a response is hoped for the next steps.
- Action 397-18:** The Clerk was to follow up the action for a Notary to confirm identity as part of the ongoing task to formally name John's Wood.

8. **Responsible Financial Officer Report.** The Council **NOTED** the financial report.

Bank Account Balances

Unity Trust Bank Account	£ 3,943.68
Unity Trust Instant Access Account	£66,826.60
TOTAL Bank Account Balance on 28th February 2026)	£70,770.28

(Of which £66,826.60 in reserves, incl £39,550.26 as CIL)

8.1 Payments Approved and Paid:

Hall Hire (All Saints) 2026	£ 270.00
WordPress (website domain)	£ 43.20
Administration costs (not itemised for GDPR)	£ 728.19
Christmas Tree (Diss Garden Centre)	£ 309.00
Unity Bank Service Charge	£ 6.00
Asgard Steel container*	£ 1,660.00
Freethought Domain Subscription 26/27	£ 37.16
Administration costs (printer)	£ 5.75
Safety Signs	£ 68.64
Bank Service Charge	£ 6.00
RCS Ltd purchase of Shares	£ 5,000.00
TOTAL PAYMENTS	£ 8,133.94

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8.2 Accounts for Approval:

TOTAL £ 0.00

8.3 Monies Received:

TOTAL INCOME £ 0.00

*£1,600.00 monies transferred from reserves for payment.

*£5,000.00 monies transferred from reserves for payment.

9. Correspondence. To **NOTE** and, where appropriate, **DISCUSS** correspondence (previously circulated).

- BMSDC’s increased charge in bin emptying from £50 per bin per annum to £51.50 per bin per annum for 2026/27 was **NOTED** and **AGREED** by those present, it would not be advisable to reduce the collection timetable and to accept the costs.
- It was **NOTED** by those present that works by UK Power Networks are planned, resulting in road closure from Juniper Cottage to Redgrave Road, South Lopham by on 31st March 2026.
- The Council **NOTED** the publication of the list of submissions to the **Joint Local Plan Call for Sites** and that all those put forward were outside the Settlement Boundary.

Sites identified with numbers of houses are:

- HE23052 Land west of Hall Lane x10
- HE23362 Land at Churchway, Redgrave x50
- HE23885 Gallows Hill x11
- HE24150 Land North of Churchway x15?
- HE24154 Godfather’s Meadow x 5?
- HE24155 Land at Churchway x?
- HE24156 Land north of Hall Lane x?
- HE24241 Land at Churchway x?

Cllr Warnes outlined the next stage of the process. Council officers will assess the submitted sites to determine whether they are suitable, achievable and available, having regard to national planning policy and supporting technical evidence. This work will inform the Strategic Housing and Economic Land Availability Assessment (SHELAA), expected to be published in Spring 2026. Residents will have the opportunity to comment when the Council publishes a draft Local Plan setting out proposed site allocations. The timetable for these stages will be confirmed in due course.

- Suffolk Lighting costs of £ 190.42 + VAT for 2025/26 street lighting, maintenance, and energy have been provided to the PC and **NOTED**. The Clerk confirmed that any potential savings there may be with the forthcoming changes in the lights previously agreed will be evident in next year’s costings. There will be no change to this rate.

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10. Resident Correspondence. To **NOTE** and, where appropriate, **DISCUSS** items received from residents.

- A resident raised a query regarding the pavement on the bend at the exit of the village on Hall Lane, where grass is encroaching onto the path and reducing its width. As Suffolk Highways no longer maintains such areas, it was suggested that the work could be undertaken through the Council's voluntary Self-Help scheme. It was **AGREED** that the Clerk would contact the resident to ask whether they would be willing to assist with the work.
- A resident raised concerns about the condition of the village pond and asked whether further work would be undertaken before the Spring. The Council noted that additional maintenance would be beneficial; however, previous quotations had been considered too costly, although some work had recently been undertaken voluntarily by Gressingham Foods. It was **AGREED** to explore the possibility of using CIL funding for future works and for the Clerk to contact North Lopham Parish Council to obtain details of the contractor recently used to clear their village pond.

11. Review of the Neighbourhood Plan (NP). Cllr Warnes provided an update. The Steering Group is now functioning with its first meetings held. The group is now awaiting feedback from BMSDC regarding Step 2. The next steps will need to be confirmed at the next meeting when the consultant (previously agreed) will be on board. Cllr Brown asked residents present if anyone would be able to spend some time, however much can be afforded, to provide feedback. It is a collaborative plan, and the more residents involved, would provide a good indication of residents' thoughts. Anyone who may be able to help is asked to contact any councillor or the clerk.

12. To DISCUSS the options of requesting the extension of the 30mph speed limit on Hinderclay Road. Residents of Hinderclay Road had responded to the request from Cllr Andrews for their views on the option of the extension of the 30mph limit. The responses gathered, including Gressingham Foods, indicate full support, with exception of one resident. The Council **AGREED** to request that Suffolk Highways undertake a Speed Limit Review from Hinderclay Road to Crackthorn Bridge on safety grounds and to copy Adrian Ramsay MP, and Cllr Jessica Fleming in the request.

13. To DISCUSS the Woodland purchase. Following the presentation of the formal report and business case for the potential purchase of the woodland at the previous meeting, Cllr Warnes guided the Parish Council through the next stages of the process. The Council **AGREED** to make an offer of £20,000 for the woodland, and Cllr Warnes was formally

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authorised to submit this offer to the landowner on behalf of the Parish Council. Cllr Warnes confirmed that all documentation required for the grant funding application has been collated. The Council discussed the financial position and **AGREED** that the previously incurred sunk costs—totalling just over £1,000 for the valuation and survey—should not be included in the funding calculations. Cllr Warnes outlined the proposals received from the two solicitors. It was noted that, although one option appeared more economical, the number of potential caveats attached to that quotation could result in significantly higher overall costs. All councillors **AGREED** to proceed with the solicitor offering a fixed-price arrangement.

14. To **DISCUSS** the Community Emergency Plan and Note to Residents. Cllr Brown provided an update on the development of the Emergency Plan, which had been previously circulated to councillors for consideration. The Plan is intended to support emergency services during local incidents such as flooding and to enable the community to coordinate self-help should emergency response be delayed. It sets out how volunteers, local skills, and available facilities can be organised to assist residents. The Plan will be reviewed annually, with the next review scheduled for November 2026. Councillors **AGREED** to adopt the Plan. Cllr Brown has also prepared an information note for residents outlining the key processes and contact arrangements, if needed to be enacted. Cllr Hall has compiled a list of items for an emergency bag to be held at All Saints Church. Councillors **AGREED** that Cllr Hall will now seek to source these items, including exploring the possibility of donations. It was noted with appreciation that a resident has generously donated a new FM/AM hand-crank radio for use as part of the Emergency Plan. The Parish Council unanimously **AGREED** to extend its thanks to the resident for this thoughtful contribution.
15. To **DISCUSS** an update from the Regener8 planning proposal for a solar array at Stone Cottages. Cllr Warnes reported that he had attended a meeting with Regener8 and a representative of Botesdale Parish Council to discuss the proposed development on agricultural land at the junction of the A143 and B1113. Regener8 advised that initial feedback from MSDC had been positive, with no objections raised by statutory consultees. Two areas of the submission have been revised—landscape viewpoints and ecology assessments—with updated reports either imminent or ongoing. Regener8 stated that the scheme would deliver biodiversity gains of +169% in habitat units and +56.9% in hedgerow cover. Both Redgrave and Botesdale Parish Councils considered the current community benefit offer of £10,000 per annum to be inadequate, particularly as

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it is proposed to be shared among unspecified villages and organisations. It was noted that the current market norm is approximately £1,000 per MW, which would equate to around £50,000 per annum for the scale of generation Regener8 intends to deliver. The Parish Councils also agreed that any increase in community benefit would not, in itself, form grounds for withdrawing their objections and that the objections previously submitted remain in place. The representatives present agreed that a joint proposal would be put to Regener8. It was noted that Botesdale Parish Council has engaged a consultant to support its consideration of the proposal. Councillors **AGREED** that the Clerk should contact the Clerk to Botesdale Parish Council to coordinate next steps.

16. The Council **AGREED** the new Environment Policy (circulated previously to Cllrs for consideration

17. To **DISCUSS** the revised Beauly Homes proposal for the development of Gallows Hill. The Council considered correspondence and updated information received from Beauly Homes regarding a revised proposal for residential development at Gallows Hill and a request that the Council support these revised proposals. Cllr Warnes outlined the previously circulated layout and the revised proposal following pre-application feedback from Babergh and Mid Suffolk District Councils. The Council **NOTED** that the developer has indicated an intention to submit a planning application and that the site has also been submitted through the District Council's recent Call for Sites exercise. Members discussed the Council's previously expressed support for the concept of development at the site and whether this position should be maintained in light of the wider Call for Sites process, the ongoing review of the Redgrave Neighbourhood Plan, and the pre-application advice provided by BMSDC planning officers on the initial proposals. It was noted that several potential sites have now been submitted and will be assessed by the District Council through the Strategic Housing and Economic Land Availability Assessment (SHELAA) as part of the preparation of the emerging Local Plan. Members further noted that, given the ongoing Call for Sites process and the preparation of the emerging Local Plan and Neighbourhood Plan review, it was appropriate for the site to be considered through these strategic assessment processes. Cllr Brown proposed that, considering this wider process and the BMSDC pre-application advice, the Council should not extend its previous support to the revised proposals and should instead allow the Gallows Hill site to be considered alongside other potential sites through the SHELAA process. Following discussion, the Council **RESOLVED** (one abstention) that it would not extend its support to the revised Beauly proposal at this stage and that the site should instead be considered

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through the Call for Sites/SHELAA process alongside other submitted sites. Cllr Hall, having declared an interest, took no part in the vote. The Council **NOTED** that any future planning application submitted for the site would be considered on its merits through the statutory planning consultation process. It was **AGREED** that Cllr Warnes would inform the developer accordingly.

18. To **DISCUSS** an alternative date for the May APC meeting with the local elections reinstated. The PC **AGREED** to request the use of All Saints on Tuesday 5th or Wednesday 6th May as an alternative to the 7th May meeting due to the local elections now taking place.
19. To **DISCUSS** a date and format for the Annual Parish Meeting 2026. It was **AGREED** by all to hold the APM on the Knoll this year. A working group was formed, including Cllrs Hall, Warnes, Pearse, Blackman-Cross, and the clerk. It was **AGREED** to confirm the timeframe for the meeting to take place and to consider format.
20. **Items to be proposed for the following Agenda.**
Safety Inspection for Children's Playground.
21. **Date of next meeting.** Thursday, 2nd April 2026, 7 pm.

The Chairman closed the meeting at 20:44 pm

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