

# Minutes of East Tuddenham Parish Council meeting Tuesday 4 July 2023, 7pm East Tuddenham Village Hall

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**Councillors Present:** Kathryn Horton (Chair), Tom Bland, James Howells, Chris Rose, Lynsay Barrett (Vice-Chair) and Alexandra Leaney

**Also present:** Lorraine Trueman (Clerk) and members of the public

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Kathryn Horton opened the meeting at 7.30pm

## 1. To receive apologies for absence

None

## 2. To receive declarations of interest in agenda items and consider any dispensation requests

All declared an interest in proposed new housing development south of Mattishall Road, under item 8.

## 3. To approve the minutes of the Parish Council Meeting held on 6 June 2023

The council **AGREED** the minutes and the chair signed them as a true and accurate record.

## 4. To report progress on items, from the last meeting, not on the agenda (information only)

Kathryn Horton advised flowers had been sent to Janet Guy and a thank you note had been received.

James Howells and Kathryn Horton had started work on the sign, but the donated paint had been stolen.

The Parish Council will not be having a stall at the fete on 9 July.

Kathryn Horton read out the following statement.

*Following the Open Day Event which was held Tuesday 27<sup>th</sup> June 2023 at East Tuddenham Village Hall, I wish to give clarity on behalf of the Parish Council, as I was disappointed to hear that we were cited as being in full support of the new housing development. It is important that I make it absolutely clear that the Parish Council are neither in support or against the development at this stage, as it is our role to facilitate the voice, opinions and needs of our village. Any person stating otherwise is factually incorrect.*

## 5. Open forum for public participation: an opportunity to hear from members of the public and the District/County councillors

Proposed housing development south of Mattishall Road

The Parish Council had been considering the needs of the village, but this had been put on hold during Covid. In 2022 a new survey had been carried out; the results are on the website, and this suggests some residents are in favour of affordable housing, some are not, and some do not want any development within the village. There is currently no planning application submitted to Breckland District Council for this location, but plans were shared at an open session, held by the developers, on 27 June. The Parish Council would like to gain the views of the residents.

A member of the public spoke in favour of the development but thought the property sizes needed more consideration. There were 3 to 4 families in need of housing, but the current plans may not meet their requirements.

Another resident who was currently in favour of the development on the grounds the houses were of good design and wanted the village to offer young families a chance to live in the village, was keen to understand why others were against it.

Concern was raised over the current facilities available and highlighted the doctors' surgery as being a particular issue. The resident agreed with affordable homes but not the development. He was also concerned about the water run-off into the nearby stream.

A member of the public commented the issues at the doctors' surgery are across the country and is not a localised problem. Their view was that social housing was needed in the village and that the development will happen. The village needs new families, and the on-market houses will fund the social housing. The house designs have been well thought out.

A question was raised about the proof for the need of social housing. James Howells advised the survey carried out in 2022 indicates some requirements but the council do not have any reports from outside bodies.

There is a need for social housing from those who originally lived in the village but who are currently living outside and want to move back. This may not have been captured in the 2022 survey.

There is a need for starter homes. A member of the public has 3 children who would be interested in starter homes, but they did not complete the 2022 survey. There are 6 families in 2 bed properties who have a need for larger properties.

It was thought the site is a green field site and this meant there would be a requirement to prove the development is needed. Young couples need help to get onto the property ladder, so shared ownership may be an option but there is a need to understand the village requirement.

The proposal of 19 new houses will be the biggest development in East Tuddenham and the on-market prices will be too high for most residents.

Housing association, Flagship, are focusing on larger developments so would be unlikely to take on less properties than being proposed. Other housing associations

may be interested in less, but the Parish Council is not aware of any other discussions. There is a charity in the village which offered housing and it was suggested this could be an option.

A member of the public asked if Orchard Homes were the only developers being considered. The council advised they were not aware of any other discussions but they were not the landowner and had not control over who the developer was.

Concern was raised over planning conditions not being adhered to. The clerk advised this was the responsibility of Breckland District Council Planners and although the Parish Council had no powers, they could monitor the situation and report any issues to the Planners.

If this site is approved, the previously refused application on Common Road may be amended and resubmitted.

The dualling of the A47 is also likely to lead to more development.

Although in favour of the development there was a concern over the woodland and the rear of the site. There is a desire to keep this woodland and the footpath.

The official footpath maybe the other side of the dyke.

Several members of the public reported that the developer had commented the playing field maybe lost as the landowner may withdraw this.

Council explained their comments to the Planners should compare any plans to the current planning guidelines to give them a strong case.

A member of the Alms-house Charity advised there were no elderly or poor in need of their houses in the village but when vacancies arise young people apply.

Members of the public and councillors discussed planning policy, infills and village envelope.

Kathryn Horton moved item 8 forward.

## **8. To discuss the proposed housing development south of Mattishall Road**

Councillors are aware there are different views from those raised above and urge anyone to contact the clerk or councillors to ensure these are considered.

Council noted the need to understand the facts/data so that they can prepare robust comments to the Planners. There is a need to understand what the village needs.

Kathryn Horton, on behalf of the council, thanked everyone for attending and sharing their views.

## **6. Planning applications**

### **6.1. To receive an update on any application decisions made by Breckland District Council since the last meeting**

3DC/2023/0135/DOC, 1 Barrack Close, Discharge of conditions 3, 7 & 8  
3PL/2021/1262/F. COMPLETE

3PL/2023/0433/VAR, 1 Barrack Close, Variation of condition 2 3PL/2021/1262/F  
addition of conservatory to plot 1. APPROVED

### **6.2. To consider any new planning applications (none)**

No new applications.

## **7. Finance**

### **7.1. To note bank reconciliation**

The council noted the bank reconciliation that was published on the website ahead of the meeting.

### **7.2. To note actual v budget to 30 June 2023**

The council noted the report that was published on the website ahead of the meeting.

### **7.3. To approve the payment list**

The council **APPROVED** the payment list as detailed at the bottom of these minutes.

## **8. To discuss the proposed housing development south of Mattishall Road**

Moved to after item 5.

## **9. To discuss Summer Fete 2023 to be held on 9 July and agree any actions**

The fete will run from midday until 3pm. There will be commercial stalls, BBQ, bar, music, raffle, pony rides, bouncy castle and much more.

## **10. To receive an update on the village planters**

The second planter has just been completed and will be installed soon. Many thanks to the residents who have taken on the care of the first planter. The council would like to create more planters around the village.

## **11. To discuss dog fouling and litter in the park and surrounding area**

Breckland District Council are considering trialling mobile surveillance cameras and are looking for suitable locations. **ACTION:** Lynsay Barrett and the clerk to investigate installing a dog bin.

## 12. To discuss 2024/25 Parish Partnership Scheme

Councillors are considering applying for funding towards a bus shelter.

## 13. Correspondence - Norwich Western Link update

Kathryn Horton advised activity is on hold for the next 3 months while planning is being processed.

## 14. To receive items for the next agenda

To receive an update on the meeting with the police about traffic, bus shelter, proposed new development south of Mattishall Road, information from the Head of Planning, discuss becoming a mindful village.

A meeting will be held on Tuesday 11 July, 7.30pm at the Village Hall to discuss the Church. All are welcome to attend.

## 8.55pm closed

### East Tuddenham Parish Council Payment list for approval on 3 July 2023

Payee	Description	Total amount	VAT
Kathryn Horton	Flowers for Janet Guy (S137)	45.99	
Total, excl. clerk		<b>45.99</b>	-
<b>Clerk expenses</b>			
Lorraine Trueman	Printer ink	62.59	10.43
Total Clerk expenses		<b>62.59</b>	<b>10.43</b>
<b>Clerk salary</b>			
Lorraine Trueman	Salary	260.43	
HMRC	PAYE & NI	65.00	
<b>Total clerk salary</b>		<b>325.43</b>	-
<b>TOTAL PAYMENTS</b>		<b>434.01</b>	<b>10.43</b>

Salary due at end of month