

## THORNDON PARISH COUNCIL

Minutes of the ordinary meeting held in the Village Hall,  
On Thursday, 7<sup>th</sup> March 2024 commencing at 7.30pm

**Present:** Tim Cherrett, Robert Jenkins, Stephen Marshall, Emma Milton, Joel Snape, Jill Wilson

**In attendance:** Odile Wladon (Clerk), Cllr Andrew Stringer, Claude Brande (Neighbourhood Watch), Ben Wilding – Suffolk Prepared, Crispin Muir (agent on behalf of the Kerrison Trust) and 24 members of the public.

Item ref	Description
24.03.01	<p><b>Chairman’s welcome</b></p> <p>The Chairman advised that the order of the agenda would be changed the public forum brought forward to 24.03.07 to allow for questions to Mr Muir.</p>
24.03.02	<p><b>Apologies for Absence</b></p> <p>There were no apologies.</p>
24.03.03	<p><b>Declarations of Interests:</b> Councillors received the following declarations in subsequent agenda items</p> <p>(a) Pecuniary Interests: none</p> <p>(b) Other registerable interests: none</p> <p>(c) Non-registerable interests: Cllr Wilson – Kerrison Trust, would speak but not vote</p>
24.03.04	<p><b>Dispensations:</b> None requested.</p>
24.03.05	<p><b>Minutes:</b> Councillors reviewed and resolved to <b>approve</b> the minutes as a true record of the business conducted at the ordinary meeting held on 1<sup>st</sup> February 2024.</p>
24.03.06	<p><b>Councillor vacancy:</b></p> <p>Joel Snape addressed Councillors following his application for co-option. Councillors resolved to <b>co-opt</b> Mr Snape to the Council.</p>
24.03.07	<p><b>Public forum:</b></p> <p>The first matter was a question and answer session with Mr Muir. The notes from this session are appended to the minutes.</p> <p>A resident raised concerns about buses travelling at speed on Clint Road.</p>
24.03.08	<p><b>Suffolk Prepared / Emergency Planning</b></p> <p>Ben Wilding, District Emergency Planning Manager joined Councillors for a discussion on Emergency Planning.</p> <p>Mr Wilding noted that Thorndon is in a better position as the plan is being prepared now, this will help with developing partnerships. It is important to prepare resilience as well as looking at what should happen in an emergency. This planning gives Thorndon a massive opportunity to look at local risks by enhancing collaboration.</p> <p>The following guidance was shared:</p> <ol style="list-style-type: none"> <li>1. Do not focus on a single risk.</li> <li>2. Have one plan that can cover all risks.</li> <li>3. Be able to activate the plan on different triggers.</li> </ol>

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	<p>4. Build the plan on consistent elements.</p> <p>5. Community Emergency Planning has a lot of emphasis on response; Parish Council's can do a lot for preparedness and resilience.</p> <p>6. Help households plan.</p> <p>7. A new template is being finalised and will be circulated.</p> <p>Cllr Milton has prepared a draft full plan has been produced as a master; a light version will be produced from this.</p> <p>Councillors noted that key people and key locations need to be identified. Mr Wilding offered to review any questionnaire that is to be circulated.</p>
24.03.09	<p><b>Reports:</b></p> <p>County Council Budget 2024/25 – council is drawing heavily from reserves to meet growing demand for social care for adults and children. Other services are being reduced. Ofsted SEND inspection – the recent report highlighted concerns with provision and detailed failures in communication and work with parents/carers. A Priority Action Plan is being prepared.</p> <p>District Council Budget 2024/25 – 2% increase has been agreed. This is the lowest of all Suffolk authorities. Rural transport grants – this has been launched to help provide transport options across the district. Joint Local Plan: part 2 – questionnaire circulated to gather information about services and facilities in each Parish. BMSDC were named UK Council of the Year at iESE Public Section Transformation Awards Kerrison sale – Cllr Stringer has offered to speak with Trustees (see notes for 24.03.07)</p>
24.03.10	<p><b>Kerrison Trust:</b></p> <p>Following the earlier discussions Councillors agreed to the following next steps:</p> <ol style="list-style-type: none"> <li>I. Councillors considered the potential options available, one of which would be to try and buy some of the land if it is sold in different plots – this could at least secure the future of the amenity land.</li> <li>II. The Housing Needs Survey should be undertaken now, with potentially an annex at the end for Kerrison Trust tenants to complete.</li> <li>III. Investigations should be undertaken to see if there are any covenants on the land that should be taken into consideration.</li> <li>IV. It was agreed that the Kerrison Trust would be written to and invited to attend a meeting to enable a full discussion to take place, number of questions will be submitted to them from the Q&amp;A session.</li> </ol>
24.03.11	<p><b>Planning:</b></p> <p>(a) There were no planning applications for review.</p> <p>(b) Update re 2 x EIA scoping opinions for Cranswick, Eye Airfield – extension to factory with a mill and a reservoir and associated pipelines. Cllr Milton and the Clerk attended a meeting of neighbouring parishes to discuss the applications. A submission was made to Mid Suffolk highlighting the areas that the Parish Council would like to see included in any Environment Statements produced to support planning applications for the two sites.</p>
24.03.12	<p><b>Finance:</b></p> <p>(a) Councillors resolved to <b>approve</b> payments for the month as follows: Sutcliffe Play – replacements parts for play equipment: £508.73</p>

Item ref	Description
	<p>Staffing costs – salary and HMRC payment: £1457.82 SALC: Councillor e-learning: £40.00 Transfer via cheque £10,000 from Barclays Bank to Unity Trust Bank.</p> <p>Councillors resolved to accept a quotes from:</p> <ul style="list-style-type: none"> <li>a. Sutcliffe £293.61 plus VAT for additional spare parts; and</li> <li>b. Anglia Security &amp; Fire Ltd £660.00 plus VAT for new battery for CCTV – battery will only be ordered if the current one fails within the next 3 months.</li> </ul> <p>(b) Councillors resolved to <b>approve</b> the appointment of Dawn Crisp as internal auditor for the year.</p>
24.03.13	<p><b>Clerk’s report:</b></p> <ul style="list-style-type: none"> <li>(a) Due to elections for Police and Crime Commissioner in May 2024, the Annual Parish Meeting and Annual Council Meeting date will need to be rearranged. Councillors resolved to move the meetings to: 9<sup>th</sup> May 2024</li> <li>(b) Updates from Thorndon Primary School One issue that we need to make the TPC aware of is that the posts holding the front gates are rotting at the base and need replacing. Are there any restrictions that we need to be aware of before making plans to replace them? <i>Cllr Stringer advised that there would not be – Clerk to advise the school.</i> We are also having some emergency work completed to repair a water leak, which will mean we will have traffic lights outside of school next week. Sorry for the inconvenience. People will need to consider parking for the duration of the work.</li> </ul>
24.03.14	<p><b>Councillor Training &amp; External meetings or briefings.</b></p> <ul style="list-style-type: none"> <li>(a) Request for training: Clerk to investigate basic councillor training via e-learning.</li> <li>(b) Suffolk Devolution: Cllr Milton and the Clerk attended pre-engagement session on the upcoming consultation. As Consultation will run from 18<sup>th</sup> March to 26<sup>th</sup> May, a full discussion will take place at the April meeting.</li> </ul>
24.03.15	<p><b>Highways:</b></p> <ul style="list-style-type: none"> <li>(a) Updates on: <ul style="list-style-type: none"> <li>(i) Community Speed Watch - none available for the meeting.</li> <li>(ii) Lorry Watch – none available for the meeting.</li> <li>(iii) SID data – none available for the meeting.</li> <li>(iv) Path near Church – none available for the meeting.</li> <li>(v) Experimental TRO in Eye – no report as yet, the decision may go to Committee.</li> <li>(vi) Quiet Lanes and Footpaths – Clerk to respond that: Quiet Lanes comments were noted. Footpath described is currently the best maintained in the parish but following exceptional rainfall areas are waterlogged. Clerk asked to pass on link to Suffolk County Council’s “Report it” tool.</li> </ul> </li> <li>(b) Any other highways information: <ul style="list-style-type: none"> <li>(i) It was noted that a sugar beet lorry had become stuck in the village</li> <li>(ii) A140: fallen trees near the Thorndon junction could cause an issue.</li> <li>(iii) Accident near Church/School further highlights issues with the area.</li> </ul> </li> </ul>
24.03.16	<p><b>Parish Council 4 year plan and PIIP:</b></p> <ul style="list-style-type: none"> <li>(a) Updates on areas in the plan, including: <ul style="list-style-type: none"> <li>(i) Youth Council – Cllr Milton was reviewing how to approach this area.</li> <li>(ii) Other areas – No other updates.</li> </ul> </li> </ul>

Item ref	Description
	(b) A letter to be sent to village groups/organisations regarding the PIIP audit was agreed and Cllrs were asked to inform Cllr Milton which organisations they will approach.
<b>24.03.17</b>	<b>Play Equipment:</b> Cllr Jenkins advised that the play park had to be closed due to the poor state of the ground and equipment which was considered a danger and risk to users. As soon as the ground conditions permit, Manning & Woods will carry out the repairs. Some replacement parts have been received and other will be ordered.
<b>24.03.18</b>	<b>Jubilee Wood:</b> Over 200 trees have been planted, with fruit trees arriving shortly. Wood chippings will need to be placed around the newly planted trees and Cllr Snape will work with the Forest School to see if they can help with this. No action has yet been taken on planting bulbs in the area.
<b>24.03.19</b>	<b>Meeting opened for brief matters of report/agenda items for next meeting.</b> No areas were raised.
<b>24.03.20</b>	<b>Neighbourhood Watch report</b> 1 new resident has signed up. An email from Suffolk Constabulary was circulated The fly tipping at Castle Hill has been cleared. A mobile phone was found and returned to the owner in Eye.
<b>24.03.21</b>	<b>Date of next meeting:</b> 4 <sup>th</sup> April 2024.

**Meeting closed at: 9.32pm**

**Signed:** \_\_\_\_\_

**Date:**

Q&A from discussion with:

- Residents
- Thorndon Parish Councillors
- Mid Suffolk District Councillor Andrew Stringer
- Mr Crispin Muir – agent on behalf of Kerrison Trust

Open discussion with residents:

1. As the amenity land is currently a resource to the community, will any provision be made to allow access after the sale?

CM responded that it is not possible to comment on what new owners might allow – and it is unlikely that any provision could be made as part of the sale.

2. Has the sale of the estate been assessed against the objectives of the Trust and in particular the impact on the local community and its children?

CM responded: LSK will likely bid to be the agent for the sale. It is likely that the Trust will prefer to sell to a single institutional buyer. CM could not comment on charitable aims, but perhaps considered that potentially the Trust felt the sale may help them better serve their charitable aims.

3. Why haven't the tenants, residents or Council been able to speak directly to the trust?

CM responded that he couldn't comment, but pointed out that he had been asked to attend the meeting on behalf of the Trust.

4. A comment was made that the sale will change the environment of the village, particularly for the current tenants.

5. Is there any safeguard for the arable land of 60 acres.

CM responded that given the location of the arable land, and access to it, developing the land is unlikely. It would be against all current planning policy.

6. Comment that the arable land is outside the village envelope.

7. What do the Trustees mean by a "single institutional buyer"? Is there a definition of the term?

CM responded that this wasn't clear to him.

8. Is there anything to stop new owners knocking down houses to give access to arable land?

CM responded that there is no way of knowing. It is the Trust's intention to sell the properties with tenants in situ.

9. New owner could give notice to any tenant, the new owner could be property developer.

10. The Chair enquired what types of tenancies were in place for residents.

A resident stated they were shorthold tenancies, rolling on – with one exception that has a different status.

The Chair noted there are proposals to strengthen tenant positions against no fault evictions. A resident noted that the whole process can be very distressing, particularly for families in local schools who may have to move as there is limited rental accommodation available in the area.

CM noted that the new regulations have not yet passed into legislation.

11. What consideration has been given to tenants with additional needs? The Trust gives grants and looks out for young people and families. How does selling the homes of families and young people fit in with the aims of the Trust? It was noted the houses could be bulldozed.

CM responded that the Trust had just spent a considerable amount of money refurbishing the properties and could not foresee that they would knock them down.

A comment was made that the Trust's work didn't stop a new owner doing so.

12. Tenants have already spoken to CM and thanked him for being available, however it is representatives of the Trust that they wish to speak with. Has the Parish Council contacted the Trust directly?

The Chair responded that the Council has been trying to contact the Trust and will continue to do so.

13. As one of the aims of the Trust is to provide housing, why are they selling both the land and housing together? They don't make a natural joint venture. Buying the land would only seem sensible if houses are to be built.

CM responded that the agents, once appointed, will advise the best way for the sale to progress. It may be that the areas will be divided into lots.

14. The Clerk enquired whether any of the land had been put forward to Mid Suffolk District Council in response to the call for sites as part of the Joint Local Plan.

CM responded that none of the arable land would have been. However, he couldn't say for sure whether the playing field had or had not been.

15. The Chair asked those present how they wish to be kept updated. It was agreed that Claude Brand would email via his email lists, any information would be shared via the website and community Facebook page, and in Village Life.