

**NEW ORFORD TOWN TRUST  
REGISTERED CHARITY 1053729**

**The Town Hall, Market Hill, ORFORD, Woodbridge, Suffolk IP12 2NZ**

**Minutes of the 195th meeting of the New Orford Town Trust held on  
Wednesday 17 February 2016, at 6.50pm in the New Room of Orford Town Hall**

**MINUTES**

Present: Cllrs I Thornton (Chairman), D Brenchley, M Finney, M Golder, M Green, J Howard, R Mallett, P Smith and M Smy. Clerk and Treasurer also in attendance.

**1. Apologies for absence**

Apologies were received from Cllrs M Iliff and J Robinson (illness) and A Macro (holiday).

**2. Declarations of interest**

Cllr D Brenchley: allotment holder, Secretary of Orford Country Market; Cllr M Finney: member of Orford Sailing Club, river user, Chairman of the Orford and District Inshore Fishermen's Association, Trustee of Orfordness Lighthouse Trust, Director of Cobra Mist Ltd; Cllr M Golder: relative lives in Bakers Lane cottage, supplier to Orford Country Market; Cllr J Howard: member of Orford Sailing Club, plot holder; Cllr P Smith: river user and member of Orford Sailing Club; Cllr M Smy: allotment holder, plot holder, mooring holder.

**3. Minutes of the 194th meeting held on 20 January 2016**

After amendments (item 2, insert 'Cllr P Smith: river user and member of Orford Sailing Club'; item 2 delete Cllr M Iliff's declarations as she was not present; item 4, insert 'lighthouse' before 'defences') these were agreed and signed as an accurate record.

**Minutes from an Extraordinary meeting held on 13 January 2016**

These were agreed and signed as an accurate record.

**4. Matters arising from the 194th meeting held on 20 January 2016**

The Clerk understands that work on the damp in Bakers Lane cottages has begun.

The Clerk reported that she had been in touch with Suffolk County Council highways department regarding the ramp for the Market Hill entrance to the Town Hall. They suggested that the current ramp should be replaced with one of the same size, as a longer or different-shaped one would impede the highway. They had suggested contacting SCDC building control, which the Clerk had done, but not heard back from. The Trustee agreed that the ramp should be replaced as a matter of urgency and the Clerk will look into prices before the Estates meeting on 18 February 2016.

The Clerk has spoken with the Quay Warden and asked him to undertake an audit of unlicensed dinghies on the foreshore. The Trustee wished this to be carried out asap.

Re shingle on dinghy foreshore: the Clerk has ascertained that no MMO licence is required as any new shingle will be placed above mean high water. Cllr M Finney will seek advice from A Moore, who will be in Orford tomorrow morning, as to the type and quantity of shingle required, and inform the Clerk who can get quotes for this, and from D Worne for spreading it. 14 March was suggested as a suitable date for this to happen. Cllr M Finney suggested that owners of dinghies should be informed by letter that this would take place, and asking that their dinghies be moved to allow the work to take place. Any still *in situ* would be moved by NOTT.

It was agreed that the Quay Warden should be asked to clean the slipway asap as it has become very muddy.

Cllr M Smy reported that Miles Water Engineering had carried out the dredging to the pond,

putting the silt in long bunds on the car park side of the pond. It can now be left to dry out and re-shaped in a few months, when NOTT can decide what to plant etc. Cllrs M Smy and J Howard had met to discuss fencing requirements, and agreed an urgent need to put up some heras site fencing for health and safety reasons. The Clerk had obtained quotes and gone with the cheapest one. The Trustee acknowledged the help of willing volunteers, and the Clerk was asked to write to thank those involved. There is still some work to be done on the other side of the pond area, but this can be carried out in due course.

The Clerk reported that she had received an invoice from Miles Water Engineering for carrying out the work. NOTT had previously agreed to ask Suffolk Coastal Services to carry out the work to remove shrubs/undergrowth etc, but the start date for works had been sooner than anticipated, so the riverside committee had agreed that Miles Water Engineering Ltd should carry out this work. Therefore the invoice is for the work as agreed, plus an additional £883.50 plus VAT for the labour to carry out the additional clearance. The Trustee agreed to this.

Cllr J Howard reported that he had met with Mrs Grogono at the boatyard area, and that she had decided to hold the wedding reception elsewhere.

Cllr M Finney reported that he had had a positive meeting with a representative from Babcock, and that they had agreed as a gesture of goodwill, and without prejudice, to pay for half of NOTT's legal costs incurred with Birketts in relation to the aborted easement. Cllr M Finney reported to the Trustee that he would be meeting soon with the National Trust and Trinity House regarding the lighthouse.

The Clerk was asked to contact Suffolk Coastal Services regarding the wood chippings left at the entrance to quay meadow, and the wood left behind from the pollarded willows sometime last year.

## **5. Treasurer's report**

- Cheques and balances from 1-31 January 2016  
These were accepted by the Trustee.

## **6. Committee reports**

Minutes from an Estates/Highways meeting held on 21 January 2016

Re proposed letter to Mr Cordle, Cllr P Smith suggested that he might talk to him rather than the Clerk writing a letter. The Trustee was in agreement and this will be discussed further at the Estates meeting tomorrow.

Minutes from a Riverside meeting held on 27 January 2016

As Mr Moore will be in Orford, it was agreed that Cllr M Finney would talk with him about the planking boards on the quay which are being affected by the teredo worm. He will ask his advice about what they should be replaced with, and how much this might cost.

The Clerk has asked Lloyds to look at the brickwork on the flagpole plinth.

## **7. General Trust business**

- Clerk's report on outstanding matters: the Clerk reported that she had still had no response from the National Trust re office lease. Cllr M Finney will speak to his contact on Friday to try to chase this up.
- Local housing: report from Cllr P Smith. Cllr P Smith reported that he had spent some considerable time talking to various people about how NOTT might go forward with this. He had met and discussed the issue with Mr Cordle as well as NOTT's Treasurer, Hilary Hanslip (SCDC Planning Policy and Delivery Team), the Community Development Officer for Rural Affordable Housing, Clarke and Simpson at Framlingham, and various people in the village. Cllr P Smith pointed out that if NOTT did want to proceed with a land swap with Mr Cordle then it would not be a straightforward matter, as Charity Commission rules would need to be followed, and surveyors become involved, as it

would be classed as a disposal of land and an order from the Commission would be required. Given the potential value of the land adjacent to Mill Close which SCDC has identified as being suitable for housing, NOTT would certainly have to borrow money to make any scheme work. Any lender would expect a loan to be secured on NOTT assets, possibly the cottages in Bakers Lane.

There would also be issues regarding the term 'affordable', in that what is 'affordable' for Orford might still be more expensive than houses in nearby towns such as Leiston, where housing is generally much cheaper. Cllr P Smith felt that the bottom line was whether NOTT was willing to put the Bakers Lane properties at risk, by using them as security for any loan. After discussion the Trustee felt unanimously that the Bakers Lane cottages work well for NOTT and the village, and it was not willing to jeopardise this important asset. It therefore reluctantly conceded that it was not able to pursue any further the issue of a land swap with a view to building affordable housing. The Trustee thanked Cllr P Smith for all his work on this, and felt that it had done its best to look into this important issue. It was suggested that at its next meeting the Parish Council could discuss how it might put pressure on SCDC to provide local affordable housing in any development adjacent to Mill Close.

**8. Correspondence**

- Request from parishioner for NOTT minutes to be put on Orford website: the Parish Council minutes are already published on the website, and the Trustee agreed unanimously that the NOTT minutes should also be published, after they have been approved.
- Letter from Natural England re Consultation on the potential outer Thames Estuary special protection area: the Trustee felt that this did not need a response.

**9. Items for next meeting**

Insurance quotes

**The meeting ended at 8pm.**

**10. Date of next meeting: Wednesday 16 March 2016 at 6.30pm**