



GREAT FINBOROUGH PARISH COUNCIL

Minutes of the Parish Council meeting held at the Village Hall, Great Finborough **Monday, 9th June 2025 at 7.30pm.**

Present:

Councillors: A Mann (Chairman)
 R Burton
 J Kemp
 S Waspe
 J Spencer
 J Barron

In Attendance Mrs J Blackburn – Clerk
 Cllr P Otton
 Cllr J Matthissen

GFPC58/25/26 - APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Morgan.

GFPC59/25/26 – DECLARATIONS ON INTEREST

Cllr Mann declared a non-pecuniary interest on item 8 on the Agenda.

GFPC60/25/26 – APPLICATIONS FOR DISPENSATION

None had been received.

GFPC61/25/26 – TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 12th MAY 2025

It was AGREED: That the Minutes of the previous meeting held on 12th May 2025 were approved as a true record and were signed by the Chairman.

GFPC62/25/26 - PUBLIC FORUM

There were ten members of the public present.

A resident reported on non-material amendments to a planning application adjacent his property. He explained that issues had arisen including what he believed to be incorrect information given with many inaccuracies throughout the application.

He confirmed that he had reported to the Enforcement Team the above issues and was awaiting their reply. He asked for the support of the Parish Council.

The Clerk explained that the Parish Council would not usually be consulted on non-material changes and therefore were unfamiliar with the application in question.

She continued that the suggestion from the Parish Council would be to inform the Enforcement Team, which was what had already happened. Therefore, the Parish Council could not help any further.

The resident informed the Parish Council that there was a large hole in the highway which was a result of the development and asked if it could be looked at.

Cllr Mann confirmed that he would be happy to look at the hole. **Cllr Mann to action.**

Residents present expressed their concerns in relation to Planning Application Ref: DC/24/04231 (Finborough School), which was on the Agenda for discussion/decision.

Neil Watts, St Andrew's Church, had submitted his objection to the Planning Authority and had shared his concerns with the Parish Council prior to the meeting.

He stated that it was fair to say there was considerable strength of feeling in the church community on what had been described as the greatest threat to St Andrew's in centuries.

Jacqueline Tarrabella, resident, had submitted her objection to the Planning Authority and had shared her concerns with the Parish Council prior to the meeting.

Her main concerns were the Revised Landscape and Visual Assessment and the 'Settings and Views' parts of the application. She also felt very strongly about the historical and heritage considerations and that the Church would be greatly affected by the proposed development.

The following points were also made by Jacqueline:

- Play facilities and trees should be in the centre of the village for all to enjoy.

The proposed new children's play space would result in increased noise levels, which could be highly intrusive, particularly at certain times of the day, such as the end of the school day, break times and weekends. I could attest to this living next to the village children's playground, which was intensely used at the end of the primary school day. In addition, the utilisation of this space for outdoor learning would also result in increased noise levels during the school day.

- The Golf Club had received a grant, which remained in place, which meant that the trees within the application could not be taken down.

Questions raised regarding the status of the Forestry Commission grant associated with the area referred to as 'a nursery for young trees', had not been addressed in the revised application. However, following a Freedom of Information (FOI) request from a member of the public, the information received showed that the area was not a tree nursery for the golf club, but in fact woodland.

- The revised tree screen would fail to make any difference to provide privacy for the area of St Andrew's Church.

Even with the proposed changes, the development would still result in the sites open ground, arable component being removed and the wide-open view along the valley ridge being lost, due to the screening bank of trees now called parkland belt together with the proposed Orchard in the clearing directly in front (W) of the church. It would result in the site losing its integral link with the wider agricultural open field pattern of the valley side.

The wide, open view along the valley ridge on which the church sat, also provided a physical and visual landscape link to the golf course (the historic parkland of Finborough Hall). It would also be lost as the site and views would become far more enclosed, due to the proposed tree planting. The eye-catching impact of the setting of St Andrew's Church within the larger panoramic views would still be severely impacted.

Sally Gooch, resident, made the following points:

- Process – limited consultation with the public
- Change of ownership – promises previously made could not now be accepted

- Forestry Commission – Woodland Creation Grant – The Golf Club had received funding from the Forestry Commission to plant trees on the area to be sold
- Evidence of an underground structure that villagers were aware of – needed to be considered as could have archaeological importance

Tracy Barnett, resident, had submitted her objection to the Planning Authority and had shared her concerns with the Parish Council prior to the meeting.

She made the following point:

- The school had previously stated that there was an alternative area on which the proposed could be located.

At the Parish Council meeting on 14 October 2024 the school’s representative acknowledged that there was land available within the school’s current boundaries, which would be a more obvious & suitable place to add additional buildings to the school campus however, it was not their ‘preferred site’. No explanations about why that was the case were given, the applicant mentioned ‘not wishing to destroy the woodland area’ however they were more than happy to destroy the countryside around our village. Development on the alternative site would not result in harm to St Andrew’s Church, a Grade II listed heritage asset, or the countryside.

GFPC63/25/26 – TO RECEIVE THE COUNTY COUNCILLORS REPORT – CLLR PENNY OTTON

Cllr Otton’s report had been circulated prior to the meeting and would be published on the village website.

She reported that she was awaiting the results of the traffic monitoring on Combs Lane. Once received she would share with the Parish Council.

She also reported that work to replace the ‘No HGV’ signs on Wash Lane was in progress.

A Care Market Strategy had been approved by Cabinet in May and would be carried out over five years. The Strategy set out how the Council would work with care providers in the county and other voluntary and community organisations to ensure there was enough car accommodation and workforce to meet adult Social Care need. A phone number was available to use for any members of the public who could help – 0800 2815804.

GFPC64/25/26 - TO RECEIVE THE DISTRICT COUNCILLOR’S REPORT – CLLR JOHN MATTHISSEN

Cllr Matthissen reported that the ‘No HGV’ sign being replaced on Wash Lane was because the previous ones had been stolen.

He reported that a survey was being carried out by the District Council for all members of the public to gather views on the proposed unitary council review. He encouraged all to take part.

Cllr Matthissen confirmed that he had locality budget funding available should any groups wish to access the funding for any projects.

He confirmed that the Planning Application for Finborough School would be taken to Planning Committee.

GFPC65/25/26 - PLANNING APPLICATIONS

Ref: DC/24/04231 - Full Planning Application (Re-consultation: Additional information added 20.05.2025)
 - Erection of a single storey detached dormitory block inclusive of change of use of the land to

educational purposes and single storey extensions to existing detached teaching blocks - Land Adjacent Finborough School, The Hall, Finborough Park, Great Finborough

Following concerns raised during the Public Forum, members discussed the Finborough School application.

Members expressed their concerns as follows:

- Church – a Grade Two Listed Building - the proposed application would have a huge impact on the Church. The Grade Two designation meant that the setting was extremely important.
- Proposed Community Orchard – not essential
- Noise – the potential noise was not appropriate for the Church area, where people would want to have peace and quiet
- Traffic – potentially would increase, particularly on Church Road
- Visual impact from various sides was a huge concern. Whatever screening was installed, the views would be greatly affected.
- Location – the proposed location was outside of the village envelope, therefore, an alternative site should be considered

Members expressed positives from the application as follows:

- Good for the local economy as the proposed unit would create 45 extra students and 5 staff.
- Golf Club – sale of land – would help them when needed so an economic gain

In relation to the Woodland Creation Grant, Cllr Barron explained that if something else was put onto the relevant piece of land, then the money would need to be paid back.

Cllr Mann reported that in response to the negative points raised at the Parish Council meeting in October 2024, James Sinclair had responded with the following:

1. There were no sight lines to the new development from the rear of the church due to the screening of existing shrubs, hedging and trees. The new development was further away in distance than the existing school boundary and children's recreation space.
2. The landscaping plan had been updated to reflect additional planting over identified timescales of growth to further minimise the impact of the development from the views from Buxhall.
3. The footpath landscaping plan would ensure the gradient was not adversely steeper than the existing route and was level on the route of the new path whilst maintaining the existing contours of the land.
4. There was no access to the new development from Church Road.
6. Suitable fencing at the top and bottom of the reservoir would ensure access was prohibited.

Members voted to either support or object to the application. Three objected, one supported and one abstained.

It was AGREED: That the Parish Council objected to the application. **Clerk to action.**

Ref: DC/25/01453 - Householder Application - Erection of detached garage and garden room - Keepers Cottage, Finborough Park, Great Finborough, Stowmarket

It was AGREED: That the Parish Council had no objections to the application. **Clerk to action.**

GFPC66/25/26 - PLANNING DECISIONS

None had been received.

GFPC67/25/26 - TO RECEIVE THE CLERK'S REPORT AND FINANCIAL MATTERS

a) CLERK'S REPORT

The Clerk had nothing to report other than what was on the Agenda.

b) TO RECEIVE THE CLERK'S FINANCIAL REPORT

The Clerk reported on the Council's current financial position and movements since the last meeting. It was reported that the balance in the accounts as of 2nd June 2025 was £37,684.79.

c) TO AUTHORISE PAYMENTS AND NOTE RECEIPTS

The Clerk reported the following payments be authorised:-

Digital Copy Centre	Newsletter printing	£220.00
Great Finborough Village Hall	Hall Hire - Jan - May 2025	£71.25
Great Finborough Village Hall	Contribution to Land Registry Fees	£500.00
Jennie Blackburn	Clerk's Pay (May)	£469.51
Jennie Blackburn	Clerk's Office Allowance/Exp (May)	£42.46
Luca Gambling	Little Pick Pay (May)	£30.20
HMRC	Paye to end 5th May	£117.40
Lee Morgan	RBL donation (reimbursement)	£125.24

It was AGREED: That payments totalling £1,596.06 be authorised and actioned by the Clerk.

The following receipts were noted.

HMRC	VAT Reclaim 2024/25	£1,313.84
Lee Morgan	VE Day - reimbursement for portable toilet	£110.00
Jubilee Finance	Newsletter Advert	£93.50
Rewts Tree Surgery	Newsletter Advert	£68.00
Catherine Rolfe	Newsletter Advert	£15.00

GFPC68/25/26 – BOLTS FOR MARQUEE

Cllr Mann reported that the bolts on the new marquee seemed as though they could tear the fabric, so needed to be replaced with ones that had caps, at a cost of £50.

Members queried why, as the marquee was new, had it not been sent back to the supplier, or a request be made for different bolts, to which Cllr Mann stated that he would contact the manufacturer. **Cllr Mann to action.**

GFPC69/25/26 – CIL FUNDS

Cllr Mann reported that he had included in the latest Newsletter, a request for suggestions of uses for the CiL money.

He had received a suggestion of a Zebra Crossing, close to the school, which would help the children to cross the road and also help slow down the traffic.

Cllr Spencer stated that it had been looked into previously and had been very costly.

The Clerk confirmed that Highways would need to give permission for a zebra crossing to be considered for that location.

In relation to the Speed Indicator Devices, County Council and District Council locality funding could be applied for. He added that for new locations to be used a criteria needed to be which included a survey to residents.

The pathways at Woodpecker Hill had been another suggestion from a resident. They had been re-chipped during lockdown but now needed attention with a new surface being considered. Cllr Mann suggested all members take a look at the pathways before the next meeting. **All Cllrs to action.**

Cllr Kemp reported that the school would be using Woodpecker Hill more regularly in the future for their Forrest School.

Cllr Spencer suggested that the Woodland Trust and The Lottery could also be approached for funding. **Cllr Spencer to action.**

In relation to the re-painting of the car park lines, Cllr Mann reported that quotes received so far had been £975 and £1,650. A third quote was being waited for.

The container remained a firm project and Cllr Mann reported that he had been looking at potential sites. He confirmed that the cost would be £1,600.

Cllr Mann stated that he would see what other suggestions would be received from residents and that information continued to be gather for all the above possible projects.

GFPC70/25/26 – BUS SHELTER

Members briefly discussed the bus shelter and whether it should be kept, removed or repaired.

Cllr Burton suggested it be upgraded, with members agreeing to it being kept and cleaned up.

GFPC71/25/26 – NEWSLETTER ARCHIVES

Cllr Mann reported that he had all the Newsletters from 2017 on a USB stick. He stated that digital editions prior to 2017 continued to be looked for with some being found.

Sally Gooch reported that she had a complete paper set of Newsletters, which would be taken to The Hold in Ipswich for safe keeping. Future copies would also be taken to The Hold as and when it was needed. The Hold confirmed they would keep the Newsletters 'for the village'.

GFPC72/25/26 – PLAY AREA

Cllr Mann reported that an area of tarmac had come loose under a piece of equipment. He explained that he had found a product, a patch up kit, at a cost of £70, which should repair the surface.

It was AGREED: That Cllr Mann purchase the repair kit for £70.

GFPC73/25/26 - VILLAGE MAINTENANCE AND OPEN SPACE MANAGEMENT WORKING GROUP

Cllr Mann reported that following reports of Hogweed present he had taken advice, strimmed and disposed of the cuttings.

The next working party was arranged with the date being 19th July 2025, the date of which would be published in the next Newsletter.

GFPC74/25/26 - FLOOD WORKING GROUP

Cllr Waspe reported that the two tree trunks, on Footpath 21 and Footpath 22, one of which crossed the river at the bottom of the paddock with the second being further along. He felt that it was vital that these needed to be removed.

GFPC75/25/26 - BIODIVERSITY ACTION GROUP

There was nothing to report.

GFPC76/25/26 – EMERGENCY PLAN

There was nothing to report.

GFPC77/25/26 - FOOTPATHS

Cllr Burton reported that he had been logging walks he had done with Discover Suffolk. It would then give more information for people walking in the area, which was a useful tool.

He also reported that the kissing gate at the old Post Office had broken and needed to be reported, which he would do.

GFPC78/25/26 - MATTERS TO BE BROUGHT TO THE ATTENTION OF THE PARISH COUNCIL

- County Review – Unitary Council(s) – Next Agenda
- Old Swimming Pool – Next Agenda
- Debit Card for bank account – Next Agenda
- Litter Picker needed - to be advertised

GFPC79/25/26 - DATE OF NEXT MEETING

It was AGREED: That the next meeting of the Parish Council to be held on Monday, 28th July 2025 at 7.30pm

The meeting finished at 9.25pm

Chairman: Dated: