



Meeting of the Parish Council

In the Pavilion

Monday 15 June 2026

MINUTES

Present: Councillors Jean Bragg, John Davis, Ben Falat, Brian Keller, Sandie Keller, Jo Turner and Val Wickard.

Also in attendance: Michaela McGoun (Clerk). 2 members of the public. 1 District Councillor.

1. Welcome

2. Announcement on Reporting

Councillors and members of the public will be reminded that in the interests of openness and transparency, the law permits filming, recording or other means of reporting of meetings.

3. To discuss Co-opting for the vacancy

Due to unforeseen circumstances, only one applicant decided to stand.

1. To interview applicant 1

Julie Lyons was asked questions by the Councillors, and she was also given the opportunity to ask questions.

The Councillors discussed the matter, and it was unanimously agreed to Co-opt Julie.

Proposed by Cllr. Turner, seconded by Cllr. B Keller, all in favour.

All the Councillors introduced themselves.

4.To receive and consider acceptance of apologies for absence

Apologies received from Cllrs. Bromley, Carver and Ashdown,

5. Declarations of Interests and dispensations

4.1 Receive Declaration of Disclosable Pecuniary and Non-Pecuniary Interests from councillors on items on the agenda. None

4.2 To receive and consider written requests for dispensations for Disclosable Pecuniary Interests.

4.3 To note any dispensations previously granted.

6. To agree the minutes of the previous meeting held on 18 May 2026

Proposed by Cllr. B Keller, seconded by Cllr. S Keller, All in favour.

7. Outstanding actions: To note actions taken from last meetings which are not detailed on this agenda.

8. Chairman's Report:

As I have only been in office for a month, there are a couple of issues that need to be dealt with.

The previous Harbour Master has been promoted so there is a new person taking on the roll.

9. Public Forum and Public Service Reports:

An opportunity for members of the public to make comments on any matters on this agenda. This forum will include **receipt of any written District Council, County Council reports.**

District Councillor Gee reported that there were no other Cllrs. Available as all had other meetings to attend. Nothing has changed within district; there is still the same Chair. We have been advised there will be no local elections for District next year. There could be some shadow Unitary Council elections but not confirmed, so we will stand for 5 years until we are dissolved. I am no longer on any Planning Committee which is sad.

10. To receive an update from FoNEP and agree any necessary action.

Voluntary hours for May were 133. The Green Flag judge visited and had a good walk around; we await his decision. We will be planting the circle bed this week, planning on planting the hanging baskets and sowing the wall flower seeds. We will also make a new bench for the greenhouse.

11. To receive a Finance & Projects Brief.

Klargester (@ Watersports): 2nd quote requested (from our preferred provider)

Balance on Accounts: Total £17.5k in-month expenditure (mean expectation ~£25k (£300k Precept ÷12))

Water Meters: Approved ~£200 each for ≤5-of; offset against potential expected bills is worthwhile.

Rubbish bins: Need for more esp. at start/end of any school holiday.

Laptops: Agreed purchase of new for Clerk (6-yr old), plus something less sophisticated for Chair; wish to engage with expert provider to analyse requirement, purchase according and transfer/link files.

Boatshed Lease: A Land Registry document has been identified which contradicts ESC's position that the Crane-base was never intended for transfer to OBPC; it was transferred in Feb-2019; – detail will emerge in closed session, – see Item-15.

Café works: Repointing of walls in accordance with high Lime mortar is approved, but prior to starting, Broads Authority (Planning/Heritage) to be informed to confirm appropriate heritage procedures.

Reserves: Transfer 2025/26 awaits receipt of £42k Vat refund.

Pavilion: Fridge needs replacing; Crockery: Need to acquire ~50 sets of mugs, cups/saucers, spoons

Kesgrave Field: Play Area + Access Pathways: – We need a Project Manager (Councillor) and we need to engage with Parishioners – See Item-13

12. To note planning application decisions

DC/26/1622/FUL – 30 Cotmer Road, No objections

DC/26/1888/FUL – 183 Victoria Road, No objections but restriction of only being used for family.

DC/26/1638/OUT – Land adj Colville Road, unanimously objected as too close to the school.

DC/26/1869/FUL – 17 Prospect Road – No objections

13. To discuss Kesgrave Park project

We received a match funded grant of £46,125.53 to extend the play park & footpaths around Kesgrave field. Cllr. Falat asked for a Volunteer to manage the project.

14. To receive an update on Bridge Road Property

Report of meeting ref. Bridge Road building/car park

Venue/Date: 3rd June 2026 - OBPC Offices

Attendees:

Clerk to the Council

Councillor John Davis (Chairman)

Councillor David Bromley

Invitees:

Mr Toby Marsden, LT Properties Ltd - Owner

Mr Danny Steele, Steele & Co. – Agent

Objective of meeting: To fact-find and collate information re: the owner's development plans, in order to inform OBPC Full Council/Planning Committee.

Objective 2: To ascertain if there is the possibility of an expanded meeting to include residents.

The meeting commenced with introduction and the statement from the council that OBPC were not in principle against the development, but were conscious that this unsightly building project should be resident friendly, and that the council ought to work with Mr Marsden to reach a mutually satisfactory solution; most importantly, something that would be a project that satisfied the needs of the area.

In replying, Mr Marsden stated that he had a reputation for improving the visual aspects of tired unsightly buildings. Furthermore, he explained that he intended using a strategy of Sui Generis in his planning application. Mr Marsden informed us that his intention was for a mixture of residential and commercial activity; the council replied that this may be welcome.

However, towards the end of the meeting Mr Marsden gave detail of his plans as follows:- 4/5 retail shops would be included facing Bridge Road with an attractive facade. The intention is to demolish the smaller building to provide a walk-through from the car park for pedestrians and customers accessing the car park and the shops.

The council informed the meeting of the right of way through the middle of the car park that has been established for at least 40 years and indeed is even shown on Google Maps as a

road. Mr Marsden stated that he was unaware of this. This must be a matter for further discussion.

The residential plan was somewhat different than was expected, as he intended to convert the many offices into accommodation for workers from the Sizewell C project very generously; as he explained he was being kind to residents and only utilising 20 of these offices for this purpose. However, as this is a very large building, it would be a concern that further workers could be introduced given time.

He would also be creating a recreation area for these tenants near to the car park gate, by building a raised decking area. Mr Steel at this point revealed that his son had a contract with Sizewell C to house workers.

The consequences of such a development are heavy traffic on a single-track road, regularly used by pedestrians and residents.

Mr Marsden asked for a letter from the Council supporting the first phase of the planning which is the 4 flats and the retail units.

This was discussed and unanimously agreed that no letter of support would be sent before the planning application has been submitted.

To note the next Parish Council meeting and committee meetings: Finance Committee 9 July, Full Council 20 July 2026.

15. To resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the Meeting on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the business to be transacted:

1. Boatshed lease

The Chairman closed the meeting at 19.07pm.

Signed by the Chairman..... Date.....