

KPC 131-10
MINUTES OF THE MEETING OF KEDINGTON PARISH COUNCIL
TUESDAY, 31ST MARCH 2026
HELD IN THE MEETING ROOM, PARISH COUNCIL OFFICE, ARMS LANE, KEDINGTON

Present: Cllr Ann Naylor (Chair)
 Cllr Jeffery Potter (Vice-Chair)
 Cllr Terry Wheeler
 Cllr Ross Standeven
 Cllr Dean Willett
 Cllr Jeanette Kilpatrick

In attendance: John Boxall (Parish Clerk)

Also in attendance: Suffolk County Councillor David Roach, West Suffolk Councillors Marion Rushbrook and Karen Richardson. Parishioners Ann Bellamy, Rosie Griffin, Nicola Glegg, Wendy Jones, Lesley-Anne Evans, Mike Surrudge, Brian Cann and James Stringer. Also Ian Johnson, Ian Cumming and Shiv Malik.

ACTION

1. Acknowledge agenda items of interest to members of the public present.

Ian Cumming declared an interest in agenda item 8.2.b
 Rosie Griffin declared an interest in agenda item 9.10
 James Stringer declared an interest in agenda item 9.11
 Brian Cann declared an interest in agenda item 12.3
 Lesley-Anne Evans, Mike Surrudge and Ian Johnson declared an interest in agenda item 14.1

2. Welcome, Apologies and Resignations.

Chair welcomed everyone present. There were no apologies or resignations.

Clerk advised that the Council, members of the public and press may audio record, film, photograph or broadcast the meeting, when the press and public are not lawfully excluded. Any member of the public who attends the meeting is advised that the Parish Council cannot control 3rd party recordings. The Parish Council will audio record the meeting.

3. To receive a written application for the office of Parish Councillor and to co-opt a candidate to fill an existing vacancy.

Clerk advised that the Parish Council had received a written application for co-option from Ann Bellamy. Clerk confirmed that all Parish Councillors had received a copy of Ann's application form.

Clerk confirmed that Ann meets the conditions of being a Councillor (Local Government Act 1972 s.79) and is not disqualified from being so (Local Government Act 1972 s.80) and would be happy to complete training, for example the Suffolk Association of Local Council's Councillor Basics two session course at a cost of £35 +VAT for each course. Ann also confirmed she would be happy to have a Kedington Parish Council email account.

Cllr Standeven asked Ann why she wanted to become a Parish Councillor. Ann said she has lived in Kedington for six years, she feels very attached to the village and wants to help improve it in any way she can.

The Councillors subsequently agreed unanimously to co-opt Ann as a Parish Councillor and the Chair welcomed her to the Parish Council.

Clerk confirmed that paperwork relevant to this meeting had been sent to Cllr Bellamy prior to the meeting.

The Declaration of Acceptance of Office and the Consent to Summons forms for Cllr Bellamy were signed in the meeting.

A resolution was put forward by Cllr Wheeler and seconded by Cllr Standeven to approve payment in due course of £70.00 plus VAT in total for the Councillor Basics two session course. The resolution was unanimously agreed.

Clerk

Clerk advised this can be paid in accordance with the Local Government Act 1972 s.111.

- 4. To receive members' declarations of Disclosable Pecuniary Interests and Other Registerable and Non-Registerable Interests in accordance with the Local Government Association Model Councillor Code of Conduct and/or with regard to Section 106 of the Local Government Finance Act 1992 and to receive any applications for dispensations on agenda items.**

None declared.

Clerk asked Councillors to check and update their register of interests as necessary. If there are any updates, please send to the Clerk on an updated form and he will forward to West Suffolk Council Democratic Services.

All
Councillors

- 5. Councillors who were present to agree as a true record the minutes of the Meeting of Kedington Parish Council held on 17th February 2026.**

Councillors confirmed that they had received a copy of the draft minutes and had read them.

A resolution was put forward by Cllr Wheeler and seconded by Cllr Kilpatrick to agree the draft minutes of the Meeting of Kedington Parish Council held on 17th February 2026 as a true record. The resolution was unanimously agreed.

Chair signed the minutes after the meeting.

- 6. Receive visitor's reports and reports from District and County Councillors.**

Having been delayed until the end of the meeting, this agenda item was carried forward to the next meeting.

- 7. Receive accounting statements and any other financial reports and agree any necessary action.**

7.1 Review and agree accounting statements.

Chair confirmed that Councillors had received the relevant documents.

A resolution was put forward by Cllr Wheeler and seconded by Cllr Potter to agree the Bank Reconciliation, the Payments and Receipts List, the Net Position by Cost Centre and Code report and the Reserves Balance report (ANNEX 1). The resolution was unanimously agreed.

ANNEX 1

7.2 Review and agree Internal Control Statement.

Clerk advised that, as agreed at the last meeting, Cllr Standeven conducted a review of the Council's system of internal control with the Clerk on 26th February 2026. The Internal Control Statement for year ending 31st March 2026 was duly signed by Cllr Standeven.

A resolution was put forward by Cllr Potter and seconded by Cllr Kilpatrick to approve the Internal Control statement. The resolution was unanimously agreed.

Chair and Clerk signed the Internal Control Statement during the meeting.

7.3 Discuss and agree renewal of Pest Control Services mole control contract.

Chair confirmed that Councillors had received the contract quote.

Clerk advised that Mr Nick Leonard has again quoted £980.00 (no VAT) for the year 2026/2027.

Clerk advised this can be paid in accordance with the Public Health Act 1875 s.164.

A resolution was put forward by Cllr Potter and seconded by Cllr Standeven to pay Mr Leonard £980.00 for the mole control contract for 1st April 2026 to 31st March 2027. The resolution was unanimously agreed.

Clerk

7.4 Discuss and approve payment of Clerk's expenses for September 2025 to March 2026.

Clerk advised that his expenses from 18th September 2025 to 20th March 2026 amount to £35.15 (ANNEX 2) and can be paid in accordance with the Local Government Act 1972 s.111. The claim form was emailed to Councillors on 20th March 2026.

ANNEX 2

A resolution was put forward by Cllr Potter and seconded by Cllr Standeven to agree payment of £35.15 to the Clerk. The resolution was unanimously agreed.

Clerk

The Claim form was signed by the Chair and the Clerk during the meeting.

7.5 Discuss making payments from the General Reserves held in the Nat West account prior to receipt of the Precept.

Clerk reminded Councillors that at the meeting on 16th December 2025 it was agreed by a resolution that he could transfer funds from and back to the General Reserves as necessary to cover general budget shortfalls.

The General Reserves are held in the Nat West account and the Precept funds for day to day expenditure are held in the Barclays account.

Following a discussion amongst Councillors a resolution was put forward by Cllr Naylor and seconded by Cllr Kilpatrick for the Clerk to simply make payments direct from the General Reserves instead, prior to receipt of the Precept. The resolution was unanimously agreed.

Clerk

It was agreed that as the Nat West account does not require payments from it to be co-authorised by another signatory; Cllrs Naylor and Potter, the Clerk would obtain approval for payments by email prior to making any and this would be recorded on the Scribe accounting system.

Clerk

7.6 Smaller Authorities Proper Practices Panel Practitioners' Guide 2025 introduces Assertion 10 for the Annual Governance and Accountability Return update.

Clerk confirmed that the errors and warnings on the Parish Council's website that were identified in the Accessibility Audit conducted by Ro Williams from Suffolk Cloud have all now been rectified by Ro. Clerk confirmed that the £150.00 for doing this was paid to Suffolk Cloud on 13th March 2026.

Clerk confirmed that the Kedington Parish Council website is now using kedingtonpc.org.uk as the website name, not kedington.suffolk.cloud

7.7 Non-Domestic Rate Demand for 2026/2027 received.

Clerk advised that he received the Non-Domestic Rate Demand 2026/2027 for Kedington Parish Council on 16th March 2026 and, as in previous years, there is nothing to pay.

Chair brought forward agenda item 9.10 (see below).
Chair brought forward agenda item 14.1 (see below).
Chair brought forward agenda item 14.4 (see below).

8. Grants.

8.1. Uptakes.

Clerk advised there were none.

8.2. Applications.

a. 1st Kedington Rainbows.

Chair confirmed that Councillors had received the application for a £400.00 grant.

Following a discussion amongst Councillors it was agreed to move this item forward to the next meeting following clarification of other grant(s) applied for and the number of beneficiaries who reside in Kedington parish.

Clerk

b. Ketton Carpet Bowls Club.

Chair confirmed that Councillors had received the application for a £578.40 grant.

Following a discussion amongst Councillors a resolution was put forward by Cllr Wheeler and seconded by Cllr Willett to grant £578.40 to the Ketton Carpet Bowls Club. The resolution was unanimously agreed

Clerk

Clerk advised that this can be paid in accordance with the Local Government Act 1972 s.137.

c. St Peter and St Paul Toddler Group.

Chair confirmed that Councillors had received the application for a £400.00 grant.

Following a discussion amongst Councillors a resolution was put forward by Cllr Kilpatrick and seconded by Cllr Standeven to grant £400.00 to the St Peter and St Paul Toddler Group. The resolution was unanimously agreed

Clerk

Clerk advised that this can be paid in accordance with the Local Government Act 1972 s.137.

Chair brought forward agenda item 9.11 (see below).

Chair brought forward agenda item 12.3 (see below).

9. Clerk's report.

9.1 Review and adopt Financial Regulations.

9.2 Review and adopt Internet Banking Policy.

9.3 Review and adopt Financial Management Risk Assessment.

9.4 Review and agree Effectiveness of Internal Control/Management of Risk and Internal Audit.

9.5 Review and adopt Anti-Bullying and Harassment Policy.

Chair confirmed that Councillors had received and read the above five documents at items 9.1 to 9.5 inclusive.

Following a discussion amongst Councillors a resolution was put forward by Cllr Potter and seconded by Cllr Wheeler to adopt all of the aforementioned five documents at items 9.1 to 9.5 inclusive. The resolution was unanimously agreed.

Clerk

9.6 Review, amend and adopt Co-Option Policy.

Clerk confirmed Councillors had received this Co-Option Policy.

Following a discussion amongst Councillors with regards to the voting process in our current Co-Option Policy and that in Standing Orders, with particular regard to:-

- the Parish Council proceeding to a vote with each candidate being proposed and seconded by the Councillors in attendance and
- where more than two persons have been nominated for positions to be filled by the Council and none receiving an absolute majority of votes in their favour

The Council agreed to consult with the National Association of Local Councils.

Clerk

9.7 Review and adopt Expenses for Councillors Policy.

Clerk reminded Councillors that at the last meeting it was agreed he was to research if an Expenses Policy is required for Councillors, as the Expenses Policy reviewed and agreed at that meeting is for employees only.

The Suffolk Association of Local Councils advised the Clerk that it is quite common for Councils to have an expenses policy for Councillors. They suggested having a look at what other Councils do and as a result of that the Clerk has produced an Expenses Policy for Councillors that was sent to Councillors on 20th March 2026.

Following a discussion amongst Councillors paragraph 4 is to be changed to read "Office consumables such as paper and ink. If necessary Councillors may obtain these from the Clerk. All claims are subject to agreement by the Parish Council. A VAT receipt should be obtained for submission with an expense claim form."

A resolution was put forward by Cllr Standeven and seconded by Cllr Wheeler to adopt the Expenses for Councillors Policy once this amendment is made. The resolution was unanimously agreed.

Clerk

9.8 Review and agree the Street Furniture Condition Report for year ending 31st March 2026.

Cllr Wheeler read out his Parish Council Street Furniture Report March 2026 (ANNEX 3). The report was agreed.

ANNEX 3

9.9 Review and agree the Asset Register for year ending 31st March 2026.

Chair confirmed that Councillors had received and read the Asset Register.

A resolution was put forward by Cllr Wheeler and seconded by Cllr Kilpatrick to agree the Asset Register for year ending 31st March 2026. The resolution was unanimously agreed.

Clerk

9.10 Leasing the land owned by Kedington Parish Council that runs between Silver Street and Silver Street Park update.

Clerk advised that on 20th February 2026 he received an email from Rachell Goodall, the solicitor representing Peter and Marion Dixon's executor. Rachell advised that the sale of Oakdene completed that day and asked for confirmation that the Lease between Kedington Parish Council and Mr and Mrs Dixon dated 12th July 2000 has now been terminated.

Clerk replied advising that the purchasers hadn't yet decided whether or not they wanted to take out a new lease. Clerk advised Rachell that if they decide not to, then his understanding from the lease is that there are yielding up provisions to be dealt with by the executors.

Clerk advised he met with Brad and Rosie Griffin, the purchasers, on 27th February 2026. They made it clear that they want to lease the land but they do have some sticking points:-

1. Maintenance of the block paving forecourt.
Brad and Rosie were concerned about the potential cost of this but also the liability if for instance someone were to trip over on it and injure themselves. Clerk advised his understanding was that in the past the Parish Council gave Dilip and Daxa Visana permission to install this block paving as part of the parking area for their shop. Brad and Rosie thought that Dilip and Daxa have an agreement that they will maintain the block paving. As far as the Clerk is aware the Parish Council has no such agreement with Dilip and Daxa. Clerk advised he would speak to Dilip and Daxa and see what if any agreement they have.
2. Installing gates in both the front and rear fences for public access, contractors etc. Brad and Rosie's first concern was who would have keys to any such gates. Clerk assured them that it would be just them and the Parish Council with a key being held by the Clerk.
Their second concern was the cost of this.
3. £1,500 +VAT to prepare the lease.
They were also concerned about the cost of this.

With regards to the cost of the gates and the lease, Brad and Rosie advised that if they were asked to pay for both that could be a stumbling block to them deciding whether to have a lease or not. They made the point that the installation of gates would be for the benefit of the Parish in that it will allow public access etc. to Silver Street Park if necessary. They initially asked if the Parish Council would be happy to pay for the cost of installing the gates. However, later in the conversation they advised that if the Parish Council would be happy to pay for the materials of the gates then Brad would install them himself and this would then offset some of the costs and they would pay the £1,500 +VAT for the lease.

They completely understood that the Parish Council needs to justify spending public funds and that it shouldn't be for the benefit of just one or two people.

Clerk advised the Councillors that he spoke to Dilip on 2nd March 2026 regarding responsibility for maintenance of the block paving area. Dilip advised that many years ago he obtained permission from the Parish Council to block pave the area owned by the Parish Council but leased by the Dixon's. It was also agreed for Dilip to maintain it; he felt that was the right thing to do. He was aware of the Dixon's lease at that time.

Clerk advised that he thinks the block paving was installed in early 2010 as the minutes of the March 2010 meeting make reference to it being new.

Dilip confirmed he has no formal/written agreement with the Parish Council but would be happy to have one. He would be happy to have a lease agreement and pay a peppercorn rent but the Clerk suspects not to pay for the lease.

Dilip advised he installed the two fence panels at the rear of the block paving area, they are 2x feather edge fence panels with concrete posts and gravel boards. He would be happy for these to be replaced with gates allowing vehicle access.

Councillors discussed liability for the block paving area and for the Chippy's van to park on it. It is not known what agreement there is for the van to park on the area, it may have been a verbal one with the Parish Council at the time. These two areas of liability need to be considered. It is likely that Chippy's has its own public liability insurance.

Following a discussion, it was agreed to contact Dilip with regards to:-

- his understanding of the agreement for Chippy's to park their van on the block paving area owned by the Parish Council but leased by the Dixons
- the liability for the block paving area and
- his thoughts on leasing the block paving area

It was agreed that the situation with the block paving area and the use of it needs formalising and not just be verbal agreements.

Following a discussion regarding installing gates in the fences, it was agreed to reconsider the solicitor's advice and decide if they were required.

Chair asked Rosie Griffin if she wished to add anything or ask any questions. Rosie confirmed that she and Brad are happy to pay the cost of the lease if there was some leeway on the gates.

It was agreed to take this agenda item forward to the next meeting.

9.11 Discuss submitting a proposal to Suffolk County Council as part of its Bus Service Improvement Plan 2.

Chair confirmed that Councillors had received the email from James Stringer regarding his proposal for:-

- a proposal to be submitted to Suffolk County Council recommending an extended Saturday service and the introduction of a Sunday service on the 15X route and
- other Parish Councils along the 15X route to be contacted seeking their support.

Chair thanked James and advised she has contacted the transport department asking what the procedure would be and how to evidence the proposal.

James advised that Suffolk County Council are asking for suggestions only at this stage, from bus operators and Parish Councils. They are also waiting to be told how much money they will be getting from the Government for bus service improvements before proceeding further. James advised he wanted to make sure the Parish Council is aware of this potential.

Following a discussion amongst Councillors it was agreed wait for the reply from Suffolk County Council before moving ahead with this.

9.12 West Suffolk Public Space Protection Order Review 2026 update.

Clerk advised that in 2017 when this was first reviewed at the meeting on 21st March 2017, the Parish Council discussed using the option of a Public Space Protection Order which could exclude dogs from Old School Field. The consensus of opinion was that dogs should be allowed on the Old School Field, providing they were on a lead at all times.

Clerk has since had confirmation from West Suffolk Council that the whole of Old School Field is currently a dog exclusion area. This was because as part of the 2020 review the Clerk sent an email to West Suffolk Council dated 17th August 2020 stating "Kedington Parish Council is also in favour of restricting access to dogs from certain specific areas. Kedington Parish Council would also like to see a PSPO to cover Old School Playing Field in School Road, Kedington to order no dogs allowed." The Clerk has been unable to find this in the minutes.

Clerk advised this is why map 105 shows the whole of Old School Field being subject to a Public Space Protection Order that excludes dogs.

West Suffolk Council have advised that if the Parish Council requests changes to the Public Space Protection Order they can be made.

Following a discussion amongst Councillors a resolution was put forward by Cllr Potter and seconded by Cllr Standeven to amend the Public Space Protection Order to just cover the enclosed play area on Old School Field. The resolution was unanimously agreed.

Clerk

9.13 Haverhill Running Club 5K Race 25th June 2026 to discuss any comments or concerns to be addressed.

Following a discussion amongst Councillors, there were no comments to make or concerns to be addressed.

Clerk

9.14 Children's Sports and Activities Day 4th August 2026 update.

Clerk had been advised by Cllr Rushbrook that she and Cllrs Richardson and Clarke had funds remaining in their Locality Budgets and had agreed to grant £540.00 to the Parish Council to pay for the Sports and Activities Day.

Clerk submitted the application on Friday 13th March 2026 to Sarah Harward, West Suffolk Council Families and Communities Officer and on Monday 16th March 2026 received confirmation that the grant had been approved.

£540.00 was received into the Barclays account on 23rd March 2026.

9.15 Renewal of Royal British Legion Hall as an Asset of Community Value update.

Chair advised she has given forms to the relevant parties to provide evidence of use of the Hall. Once they're returned Chair will complete and submit the application.

Chair

9.16 Confirm date and location of the Annual Parish Meeting.

Clerk confirmed that the Annual Parish Meeting will be held on Tuesday 28th April 2026 at 7 pm in the Royal British Legion hall. Clerk advised that as agreed at the 20th January 2026 meeting he has booked the hall at a cost of £20.00 for 2 hours that includes 30 minutes before and after the hire period.

The meeting has been advertised and all organisations that the Parish Council have awarded grants to this year, all those who have done work for the Council this year and all local groups/organisations have been invited.

10. Play Equipment.

10.1 Receive monthly play park inspection reports and agree any necessary action.

Chair confirmed that Councillors had received the reports that relate to inspections carried out on 4th March 2026.

All findings are low or very low risk.

11. Environmental/Grounds Maintenance matters.

Clerk advised there are none.

12. Highway/Footpath/Street Furniture matters.

12.1 Installing a bus shelter at the entrance to Westward Deals from West End Lane update.

Clerk advised he has received an email from Robert Kemp advising "The Parish Council's request for funding has been successful. I have sent off the paperwork to our minor works team to design and construct the hardstanding area and DDA kerbing as discussed at our site visit and as per the drawings I sent you previously. As requested, a new 3-bay shelter in black, with full sides and a bench will also be ordered in due course.

With the elections now back on, unfortunately there is going to be a delay to the already lengthy process of getting these works complete, but please be assured that we have committed funding towards this project.”

12.2 Work required in accordance with Cllr Wheeler’s Street Furniture Report 2025 update.

Clerk advised that he has received three quotes to repair the brick plinth that has the village sign on it.

Clerk advised that payment can be made in accordance with Local Government Act 1972 s.144

Following a discussion amongst Councillors a resolution was put forward by Cllr Willett and seconded by Cllr Wheeler to accept the quote from Trevor Pharaoh of £250.00 to repoint the plinth and replace the odd brick as required. The resolution was unanimously agreed.

Clerk

Clerk advised that with regards to moving the goals on Old School Field. This work was completed by Kevin and Bill Betts on Monday 2nd and Tuesday 3rd March 2026 and payment totalling £1,110.00 was made to them on 5th March 2026 following a resolution passed at the 17th February 2026 meeting agreeing this quote.

Clerk advised he re-installed both goal nets on 3rd March 2026 having purchased cable ties from B&Q for £11.88 using the Barclays debit card and following approval from the Chair.

Payment for both was made in accordance with Local Government (Miscellaneous Provisions) Act 1976, s.19

A resolution was put forward by Cllr Naylor and seconded by Cllr Standeven to ratify the payment of £11.88 to B&Q. The resolution was unanimously agreed.

Clerk

With regards to the two green metal benches on the Watermill Meadow. Chair and Cllr Wheeler have viewed the benches again, they need a clean only and Chair has volunteered to do this.

Chair

12.3 Surface damage to Arms Lane/Kedington Footpath 13.

Clerk advised that on 29th January 2026 he received an email from Mark Lennon, a Rights of Way Officer for Suffolk County Council, regarding damage to the surface of Arms Lane that appears to have been caused by private vehicular usage. Mark asked if he could meet on site to discuss this with relevant parties from the Community Centre and if appropriate the Parish Council.

Clerk advised he has previously made enquires with Land Registry regarding ownership of Arms Lane but its ownership is unregistered.

Clerk advised that Arms Lane is a Public Right of Way maintainable by Suffolk County Council to that standard only and that they do not own it.

Clerk advised that on 19th February 2026 he and the Chair met on Arms Lane with Derek Raine (Chair) and Steven Barrett (Honorary Secretary) of the Kedington Community Association and with Mark Lennon and James Pickerin, an Area Rights of Way Officer for Suffolk County Council.

The result of that meeting was that Suffolk County Council will not be involved in repairs to Arms Lane other than to maintain it as a Public Right of Way. It was agreed that the Chair and Clerk would attend the next meeting of the Kedington Community Association to initiate a conversation about how to deal with this.

This meeting took place on Monday 9th March 2026. No decisions were reached but the Chair and Clerk indicated that the Parish Council may not want to lead on this matter and that it may be more appropriate that the Kedington Community Association does so, as the vast majority of the use of Arms Lane up to the car park is related to it.

Clerk advised that from enquiries he'd made Arms Lane was surfaced in late 2001 / early 2002 with money donated from the Parish Council, the Kedington Community Association, parishioners, Suffolk County Council, Suffolk Libraries, Ketton Players, Church in the Field and the Church Diocese.

Brian Cann made comment about Arms Lane being used as vehicle access to the Community Centre car park. He advised that as far as he's aware vehicle access should be via the wooden gate at the junction of Arms Lane and Silver Street.

Following a discussion amongst Councillors it was agreed that the Kedington Community Association should lead on this matter.

13. Any other reports and on-going matters.

13.1 Future Leaders: Attracting young talent to Parish and Town Councils event update and ratify payment for Councillor Standeven to take part.

Clerk advised that following an email from the National Association of Local Councils advertising this event that was forwarded to Councillors, Cllr Standeven took part on 25th February 2026.

Cllr Standeven advised this was a national conference involving Parish Councils from across the country talking about how they encourage young people into Parish Councils i.e. talks at youth centres and schools, and promotion at functions and events, for instance our Sports and Activities Day.

Clerk advised that this event cost £42.00 including VAT, and following authorisation by the Chair and Clerk, this was paid on 20th February 2026 in accordance with the Local Government Act 1972 s.111.

A resolution was put forward by Cllr Kilpatrick and seconded by Cllr Potter to ratify the payment of £42.00 to the National Association of Local Councils for Cllr Standeven to attend the event. The resolution was unanimously agreed.

Clerk

13.2 Wooden picnic benches in Old School Field update.

Clerk advised he has chased Shawn Winters who has advised he has been extremely busy and so hasn't had a minute to finish the bench and will keep the Clerk posted. Clerk has advised Shawn it would be nice to get the benches done for the spring as the Old School Field will start getting used a bit more.

Following a discussion amongst Councillors it was agreed to ask Shawn to return the bench and look elsewhere for someone to complete the work.

Clerk

14. Housing/Planning.

14.1 Planning applications for discussion at meeting.

- a. DC/25/1990/RM - Land Ne Haverhill English Way Haverhill - Reserved matters application - a. submission of details under outline planning permission DC/15/2151/OUT - means of access, appearance, landscaping, layout and scale for 250 dwellings (including 72 affordable) (parcels A14; and A15); allotments (parcel E2); associated internal roads, car parking, amenity and public open space; pumping station and diversion of overhead HV cable; b. including application to partially discharge conditions 4; 6; 7; 8; 9; 15; 28; 30; 37; 38; and 44.

Chair advised that this relates to concerns regarding the Public Rights of Way on the land subject of this planning application.

Chair advised that she has been in contact with the allocated Planning Officer, Charlotte Waugh.

Charlotte advises that the land owner retains overall control, selling parcels of land as required. The land owner oversees the progress, ensuring that each phase is delivered to a high standard and in a way that benefits the local community.

Charlotte advises that the Sec106 contribution obligation is only fully triggered once 1,500 homes are occupied. At present 197 are occupied. However, some of the planting and landscaping works will begin in due course. Charlotte has advised that the country park will be completed.

Charlotte advises that the Public Rights Of Way officers (PROW) visit the site frequently and actively ensure compliance.

Charlotte advises that the strategic landscape application is being prepared and she anticipates it will be submitted within the next two months.

Parishioners raised concerns that stage 3 would start before any planting took place as part of stage 2 and the country park. Chair advised she will raise this with Charlotte.

Chair

14.2 Planning applications observations conveyed by the Parish Council.

a. DC/26/0138/FUL - 103 Westward Deals, Kedington - Planning application - create vehicular access.

Clerk advised that the Parish Council's objections to this application were submitted on 26th February 2026.

Clerk advised that yesterday, 30th March 2026, whilst checking the status of planning applications, he found the Council's objections on the website and a document from Suffolk County Council Highways recommending refusal of the application.

14.3 Planning applications decisions received from the District Council.

a. DC/25/2050/HH – 21 Mill Road, Kedington – Householder planning application - a. convert integral garage into habitable space b. create one parking space with dropped kerb c. single storey rear extension (following demolition of attached store).

Clerk advised that this application was approved on 4th March 2026.

b. DC/26/0009/HH - 15 Barton Grove, Kedington - Householder planning application - ramped access to front elevation.

Clerk advised that this application was approved on 13th March 2026.

14.4 Discuss proposed development by Albion City Development Corporation Ltd.

Cllr Potter had asked for this to be on the agenda for this meeting as he would like to know more about it and what the Councillors general views are.

Shiv Malik advised that the Chair had been in contact with him and he had been passing by this evening and so came to the meeting. Shiv is one of the co-founders of the Forest City project. Their motivation is to provide affordable housing.

Shiv advised that Forest City would cover an area of 360 square miles and provide 115,000 homes. Shiv has a 300 page report coming out in a couple of weeks. Haverhill will get a train station with a direct link to London via Stansted. There will also be a connection to Cambridge via Dullingham. There will be a 1,600 acre reservoir/lake that could be used for leisure purposes also. Forest City would be 2/3 in Cambridgeshire and

1/3 in Suffolk. It would provide jobs. It would provide England's largest nature reserve on land. The infrastructure would be put in place first.

Shiv confirmed that this area has been chosen as it would be close to Cambridge, but it's easier to start new than add on to Cambridge, for instance getting the infrastructure in place first.

Shiv confirmed that the money for the development would initially come from private funding but over the long term would pay for itself.

15. Date and location of next Parish Council meeting.

Clerk advised the next Parish Council meeting will be held on Tuesday 21st April 2026 at 7pm in the Parish Council Office Meeting Room.

The meeting closed at 9:13 p.m.

Signed..... A E Naylor Date..... 21st April 2026

ANNEX 1

20 March 2026 (2025-2026)

Kedington Parish Council

Prepared by: _____ Date: _____
Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____
Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 20/03/2026		
	Cash in Hand 01/04/2025		95,353.81
	ADD Receipts 01/04/2025 - 20/03/2026		83,636.11
			178,989.92
	SUBTRACT Payments 01/04/2025 - 20/03/2026		86,828.17
A	Cash in Hand 20/03/2026 (per Cash Book)		92,161.75
	Cash in hand per Bank Statements		
	Petty Cash 20/03/2026	0.00	
	Natwest Bank - Kedington Parish 20/03/2026	85,716.72	
	Barclays - Kedington Parish Council 20/03/2026	6,445.03	
			92,161.75
	Less unrepresented payments		
			92,161.75
	Plus unrepresented receipts		
B	Adjusted Bank Balance		92,161.75
	A = B Checks out OK		

Kedington Parish Council
PAYMENTS & RECEIPTS LIST

20 March 2026 (2025-2026)

Voucher Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
127	20/02/2026	KPC 131-10 31-3-26	Barclays - Kedington		Payment - NALC training	National Association of Loc	S	-35.00	-7.00	-42.00
128	20/02/2026	KPC 131-01 20-5-25	Barclays - Kedington		Payment - Centenary plaque	Artisreal Limited	S	-120.00	-24.00	-144.00
129	26/02/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Office cleaning	Ana Lopes	Z	-19.00		-19.00
131	27/02/2026	KPC 130-08 21-1-25 & KPC 1	Barclays - Kedington	Routine Payment/£	Payment - Wages John Boxall	John Boxall Clerk	Z	-2,266.16		-2,266.16
132	27/02/2026	KPC 130-07 17-12-24 & KPC	Barclays - Kedington	Routine Payment/£	Payment - Wages Dennis Brow	Dennis Brownlow Village Cl	Z	-156.36		-156.36
130	27/02/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Telephone and Broa	Onecom Ltd	S	-64.86	-12.97	-77.83
133	02/03/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Grass cutting	M D Landscapes (Anglia) Li	S	-742.56	-148.51	-891.07
133	02/03/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Grass cutting	M D Landscapes (Anglia) Li	S	-75.86	-15.17	-91.03
133	02/03/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Grass cutting	M D Landscapes (Anglia) Li	S	-121.38	-24.28	-145.66
133	02/03/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Grass cutting	M D Landscapes (Anglia) Li	S	-45.52	-9.10	-54.62
134	02/03/2026	KPC 131-04 16-9-25 & KPC 1	Barclays - Kedington		Payment - Strimming river bank	M D Landscapes (Anglia) Li	S	-900.00	-180.00	-1,080.00
135	03/03/2026	KPC 131-10 31-3-26	Barclays - Kedington		Payment - Cable ties	BBQ	Z	-11.88		-11.88
136	05/03/2026	KPC 131-09 17-2-26	Barclays - Kedington		Payment - Goal	Kevin Betts	Z	-627.50		-627.50
137	05/03/2026	KPC 131-09 17-2-26	Barclays - Kedington		Payment - Goal	William Betts	Z	-482.50		-482.50
138	13/03/2026	KPC 131-09 17-2-26	Barclays - Kedington		Payment - Website	Suffolk.Cloud	Z	-150.00		-150.00
139	13/03/2026	KPC 130-08 21-1-25	Barclays - Kedington	Routine Payment/£	Payment - Electricity	Kedington Community Assc	X	-339.25	-16.46	-355.71
Total								-6,157.83	-437.49	-6,595.32

20 March 2025 (2025-2026)

Kedington Parish Council
Net Position by Cost Centre and Code - All Cost Centres and Codes

Cost Centre Name

Administration		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
7	Clerks Expenses	46.00			50.00	26.10	69.90
8	Councillors Expenses	50.00			1.00		51.00
9	Clerks and Councilor Trail	820.00			1.00	101.00	720.00
10	Insurance	328.44			1,400.00	1,543.33	185.11
11	Scribe Accounts Software				561.60	561.60	
16	Website	10.00			110.00	340.00	-220.00
38	Subscription	-9.83			690.00	732.66	-52.49
50	Dropbox	0.10			80.00	79.90	0.20
54	Audit				680.00	680.00	
55	Electricity	520.92			50.00	489.11	81.81
56	Telephone and Broadband	-79.04			750.00	714.49	-43.53
58	Stationery	-107.42			175.00	282.02	-214.44
60	Email	-42.53			185.00	213.33	-70.86
61	Office Cleaning	77.00			200.00	200.00	77.00
67	Shared office costs with K	360.00			360.00	720.00	
72	TV Licence				174.50	174.50	
73	Portable Appliance Testing	30.00			150.00	150.00	30.00
		£2,003.84			6,818.10	£7,008.04	613.70

Asset Register

Asset Register		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
39	Community Asset						
40	Infrastructure Asset						
41	Vehicle, Plant, Furniture E						

Earmarked Reserves

Earmarked Reserves		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
48	War Memorial	1,390.00		2,610.00			4,000.00
49	Recreation Equipment	4,507.90		5,492.10			10,000.00
63	Legal Fees	3,770.00					3,770.00
64	Training	300.00					300.00
71	Elections	2,918.09					2,918.09
		£12,886.99		£8,102.10			20,988.09

General Parish Requirements

General Parish Requirements		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
46	Asset Maintenance	2,319.02		3,994.89	1,800.00	3,119.76	4,994.15
59	Mole Control				600.00	980.00	-380.00
		£2,319.02		£3,994.89	2,400.00	£4,099.76	4,614.15

General Reserves

General Reserves		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
45	Reserve	72,830.73		-6,102.10			64,728.63
		£72,830.73		£-6,102.10			64,728.63

Grants and Donations

Grants and Donations		Bal. B/Pwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
36	Grants - Sec 137	1,855.00		-450.00	5,000.00	5,991.77	413.23
51	Poppy Appeal - Sec 138B				100.00	100.00	
74	Donations			1,954.60		2,259.60	-305.00
		£1,855.00		£1,504.60	5,100.00	£8,361.37	108.23

Current Balance = Balance B/Pwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

Created by [] Scribe

20 March 2026 (2025-2026)

Kedington Parish Council
Net Position by Cost Centre and Code - All Cost Centres and Codes

Cost Centre Name

HMRC VAT		Bal. B/Fwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
	44 Reclaimed VAT						
<hr/>							
PRECEPT		Bal. B/Fwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
	43 Precept						
					77,032.00		77,032.00
				£77,032.00			77,032.00
<hr/>							
Salary		Bal. B/Fwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
	1 Clerk Salary	-44.49			33,400.00	33,776.67	-421.16
	3 Village Cleaner Salary	113.32			2,300.00	2,280.76	132.56
	4 National Insurance Contrib	132.65			4,300.00	4,430.22	2.43
		£201.48			40,000.00	£40,487.65	-288.17
<hr/>							
Village Maintenance		Bal. B/Fwd.	Receipts		Payments		Current Balance
Code	Title		Budget	Actual	Budget	Actual	Budget
	20 Grounds, Contract A (Inc C				8,910.72	8,168.16	742.56
	21 Grounds, Contract B (Old I	0.03			910.35	834.46	75.92
	22 Grounds, Contract E (Gret				1,455.56	1,335.18	121.38
	23 Grounds, Contract D (Calf	0.49			546.21	500.72	45.98
	25 Grounds - Extras	-115.00			500.00	1,784.00	-1,399.00
	26 Grounds - Strimming	-168.00			2,688.00	2,688.00	-168.00
	28 Equipment New				1,400.00	2,237.38	-837.38
	30 Contingencies / Sundries	-184.35			500.00	99.95	215.70
	31 Recreation Equipment	3,994.89		-3,994.89			
	32 War Memorial	200.00					200.00
	33 Tree Maintenance	2,150.00			1,000.00	180.00	2,970.00
	35 Dog Bin Emptying	321.96			6,000.00	4,685.28	1,636.68
	68 The Cut Peppercorn Rent				1.00	1.00	
	69 Office Extension Pepperc				1.00		2.00
		£8,201.02		£-3,894.89	23,913.84	£22,614.13	3,806.84
<hr/>							
NET TOTAL		£88,298.88		£78,698.80	77,031.84	£82,480.85	171,404.47

Current Balance = Balance B/Fwd - (Receipt Budget - Actual Receipt) + (Payment Budget - Actual Payments)

Created by [] Scribe

20 March 2026 (2025-2026)

**Kedington Parish Council
Reserves Balance
2025-2026**

<u>Reserve</u>	<u>OpeningBalance</u>	<u>Transfers</u>	<u>Spend</u>	<u>Receipts</u>	<u>CurrentBalance</u>
Capital					
General Reserves	72,830.73			-8,102.10	64,728.63
Total Capital	72,830.73			-8,102.10	64,728.63
Earmarked					
Recreation Equipment	4,507.90			5,492.10	10,000.00
War Memorial	1,390.00			2,610.00	4,000.00
Legal Fees	3,770.00				3,770.00
Training	300.00				300.00
Elections	2,918.09				2,918.09
Total Earmarked	12,885.99			8,102.10	20,988.09
TOTAL RESERVE	85,716.72				85,716.72
GENERAL FUND					6,445.03
TOTAL FUNDS					92,161.75

ANNEX 3

Parish Council Street Furniture Report March 2026

As last year there are a few items of street furniture, which needs attention. However, several items I listed last year still have not been addressed.

These are:

Village sign plinth needs repairing and repointing.

Silver street gazebo, rust on most main supports, needs base of columns rubbed down for painting.

The one remaining picnic bench in the old school playing field needs stripping and refinishing like the other one being done.

The Items to be noted and added this year are:

Bench on Haverhill road opposite legion hall needs sanding and finishing.

Litter bin on West end lane opposite church walk is now rusty. Suggest replacing the liner.

Bench on entrance of westward deals will need attention end of year.

Notice board opposite shops, the bottom rail needs attention.

We may also wish to consider washing down most of the grit bins, the dog bin on the Hundon road, the benches and dog bin on Watermill field and any others that may need cleaning. This can be done either by us as a working party or paying someone.