



## MEETING OF CAMPSEA ASHE PARISH COUNCIL, Tuesday 18th November 2025, 19.00 at Station House

PRESENT/ Participants: Nigel Pringle (NP) Felicity Gillott (FG), Nicola Snell (NS); Michele Dawson (MD), Klaus Fortmann, clerk (KF) and members of the public

**25.38 Apologies;** SCC Cllr Alexander Nicoll (AN), Clare Reid (CR); ESC Cllr Sally Noble (SN)

**25.39 Declarations of interest** none

**25.40 To consider requests for dispensation on agenda items - none**

**25.41 Minutes of the Parish Council meeting dated 16<sup>th</sup> September 2025**

Notes approved as an accurate record and signed by NP;

**25.42 Public Participation**

Members of public attending participated in discussion re 25.44/47/.

Residents participated in discussions re 25.44 call for sites and a possible new major housing development in the village.

FG proposed John Jeffrey to co-opt as Councillor to Campsea Ashe PC. MD seconded and he was duly co-opted into the Parish Council.

**25.43 Highways**

1) The Pc discussed the recent turmoil and gridlock caused on the B1078 and other lanes by the Melton level crossing closure and its diversion through CA. The PC was hugely disappointed with the lack of consultation by the various official bodies involved. Concern was also expressed about potential future A12 closures, which might result in traffic diversions through CA. The PC will bring this issue up at the next Southern Transport Forum.

2) There was no further update re low cost 'No SatNav' signage for ILR or Marlesford Rd from SCC or Cllr A Nicolls (absent).

3) The PC agreed that any further speed restrictions in CA would currently not make sense, as locations for such as well as meaningful enforcement were too difficult to create.

**25.44 Planning Matters / Energy Projects**

1/ DC 25/3992/FUL; 4 Mill Lane; single storey rear extension; no objection

2/ DC/25/4105/FUL; Ashmoore Hse, Mill lane; 41sqm agricultural storage barn; no objection

3/ to discuss the ESC 'Call for Sites'; The clerk explained the circumstances around the call for sites, linked to the new Local Plan which will be being drafted for 2026.

Numerous residents attended the meeting to express concern about rumours linked to a site north of Mill Lane. The PC is aware of concerns the site might become a development for several months, and stated it had been advised earlier in 2025 that locations like CA will become prime targets for developments, due to its proximity to a railway station and the A12. A government announcement made this morning stated that such developments would get 'automatic' permission in principle.

This, plus the new housing supply figures put in place by the new government earlier in 2025 will mean that the PC will have very limited options on outright refusing any development within the settlement. Residents expressed grave concerns about impacts on the village, but more specifically to issues already affecting them, such as water pressure, waste water problems and traffic impacts. The PC maintained that there is currently no point discussing a speculative issue in detail, as long as there has been no approach nor any application been made (to the PC or) public so far. The PC will inform (a core group of) residents if/when an approach/application is being made.

The clerk will request a meeting with ESC Planning to discuss the repercussions of increased developments on CA and the B1078.

**25.45 Play Area / Recreation ground**

1/ Clerk reported some issues in the annual safety inspection, though mainly of minor nature. He is in communication with volunteers, who have stated they would continue to look after the area.

2/ Chair VH committee reported on deed issues linked to the PC grounds. TS had a meeting with Edward Greenwell, who is holder of a covenant valid until 2033 stating that any development of the land will trigger a chargeable event, even if it is for a community purpose building. The PC expressed surprise that such clause by EG would be held up and incur costs to the community. Furthermore, the holder of the Covenant wanted to have a 25 year extension to the deed.

The PC resolved to have a more detailed discussion with TS, once he managed to obtain more legal clarity. The concern is of mounting legal fees and costs, which might jeopardise any



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community development on this piece of land. Considering this was a purchased piece of land (not gifted) the PC felt these demands being wholly unreasonable.

### 25.46 Village Hall

1/ Easement – solicitor advised it being completed now and we should have funds shortly.  
2/ VH chair reported the hall having undergone some external re-decoration, as well as good ticket sales linked to a play and a music band performance. The hall was generally busier. Wifi proposals have now been collected and will be costed by VH committee.

### 25.47 Clerks Report

1 The PC resolved to purchase a new Village Notice Board to replace the old one at the Village Shop. Clerk to investigate options.  
2 PC presented the new project by the Heritage Group, a commemorative book of WWII victims. This would be in line with the one created for WWI, though the PC felt that an A4 version would work better. As printing costs vary strongly for lower quantities (£450 for 20 or £520 for 40 units), it was felt the HG needed to work on a more detailed proposal to determine possible demand and associated costs. There is also the question whether the PC should finance 'free' copies to members to the HG.  
3/ The PC agreed for an organised Litter Pick village wide in early 2026. Clerk to organise  
4/ New PC members interest – see 25.42  
5/ The PC agreed the new dates for the 2026 PC meetings. Clerk to publish on web.  
6/ PM & FG gave an update on recent WAC activities.  
WAC had a successful autumn event linked to Nature First grant by ESC. The event attracted some donation which WAC elected to give to our local Hedgehog rescue lady Bryony Farmer, who always needs funds to provide food for rescues animals. WAC also reported about with the Sustainable Communities Initiative, enhancing Bio-Diversity and aiding Nature Recovery. The PC was reminded of the 2021 Environment Act, which requires local government to create a localised policy and plan. WAC (PM/FG) will formulate a draft plan for CA in the coming month.

### 25.48 RFO Report

1/ RFO has produced the following statement

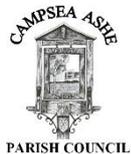
Payments received	£ 0
Balance on 30/10/25	£ 6907.79 in Community Account (Current)
	£ 3818.31 in Business Savings Account
	<b>£ 10726.1</b>

#### Expenditure approved

E26/19 CAS / web	£ 66.00 (pd)
E26/20 Jewson / WAC 4	£ 165.62 (pd)
E26/21 Ansvar Insurance	£ 859.26 (pd)
E26/22 Station Hse room hire	£ 60.00
E26/23 D Bracey, Playgrnd Inspect	£ 120.00
E26/24 Wickes/Osborne WAC 4	£ 32.00
E26/25 Salary Clerk	£ 819.24
E26/26 Village Hall Room/water	£ 70.00
E26/27 Village Hall WAC 4 hire	£ 80.00
E26/28 SALC payroll	£ 45.00
E26/29 PCC church yard strim	£ 80.00
Total	£ 2397.12

Expenditure Yr to date (= approved payments)	£ 6632.21
Balance after approved & uncashed chqs	£ 9353.86

2/ RFO will schedule a Finance Sub Comm meeting in early Jan to discuss budget proposal 2026/27.



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### **25.49 Correspondence received**

- all relevant communication passed on to PC members

### **Date of next meeting to be held:**

**The next PC meeting will be held on Tuesday 20<sup>th</sup> January 2025, from 19.00 in Station House.**

**Bold red initialled (xx) points refer to specific actions to be undertaken**

Klaus Fortmann, Clerk ; 05/01/2026