

MINUTES OF THE NAYLAND WITH WISSINGTON PARISH COUNCIL MEETING HELD ON WEDNESDAY, 11th MARCH 2020, AT 7.30 PM IN THE VILLAGE HALL, NAYLAND.

Present: M George (Chairman), P Fuller, G Battye, L Erith, N Cartwright, D Harris, P Wilkie, D Hattrell (Clerk), J Finch (County Cllr), M Cook (Village Reporter) and 3 members of the public.

Before Commencement of the Meeting

a. Public Forum

Residents attended to express their objections to the new proposals for 100 Bear Street. Their detailed reasons had already been received and circulated to Councillors, however, the main reasons were in addition to the previously agreed plan, they felt this was overdevelopment that would swamp the host property, it would be overbearing at its location, affect neighbour amenity and be visible all around. Separate residents then shared their plans for Hammonds on Harpers Hill. The Chairman explained the Parish Council could not comment ahead of formal planning, however, were interested to see what they were hoping to do. The residents alerted the Parish Council to a potential diversion of the access road near their new property. No information had been received in this respect.

b. District Council Report

District Cllr M Barrett did not attend, however, had issued a brief report ahead of the meeting outlining the discussions at the District Council Meeting held in February on Business Rates discount, the clarification of the position with affordable housing in planning applications and council garages. Members were interested to hear more about the clarification on affordable housing.

c. County Council Report

County Cllr James Finch attended and County Cllr J Finch attended and reported on budget including Children's and Adults Services, Highways and other key services. A Suffolk 2020 fund will be available for certain projects under carbon reduction and offset, road safety, natural and built environment, innovation and technology themes. The County Council is investing in LED for its lighting stock. Road Closure Fees have been waived for VE75 and VJ day Celebrations. Suffolk Apprenticeships will be promoted on a new website. They are calling for better coordination of offshore wind farm projects. There is a public consultation on plans to build a new centre at Colchester Hospital for orthopaedic surgery such as hip and knee replacements. More Fostering and Adoption Sessions are scheduled. On local matters, Anchor bridge is due to be closed for bridge repairs. Traffic lights will be in operation. The Bus review meeting is planned for the end of April. The new Bus Stop locations were yet to be notified. He then gave observations from the site meet at Harpers Hill. The movements within the site were a concern for those attending. The Planning Committee Meeting was postponed.

Parish Council Meeting

1. **Apologies:** None were received.
2. **Approval of Minutes of 12th February Meeting:** These were accepted as a true record.
3. **Declarations of Interest by Councillors:** P Fuller declared an interest in the application at The Bungalow, Harpers Hill.
4. **Finance Report**
 - i) The Chairman read from the bank balances as at 28th February 2020 as £1000 in the Current Account, £29765.26 in the linked Account and £17200.80 in the Capital Investment Account making a total of £47966.06.
 - ii) GDPR - New Policies - Data Protection & Information Management Policy and Subject Action Request Policy were produced by the Clerk using the information gained at the training and documents and advice provided by SALC. These were circulated to members ahead of the meeting. Following discussion, P Wilkie proposed acceptance of the new policies. This was seconded by N Cartwright and unanimously carried.
 - iii) Review of Standing Orders. A comprehensive review had taken place between meetings using the model Standing Orders issued in 2018 by the Chairman and P Wilkie. The proposed new document was circulated to members a week ahead of the Meeting with explanation of the changes. Following discussion, G Battye proposed adoption of the new Standing Orders. This was seconded by L Erith and

unanimously carried. The Chairman agreed to take out the tracking and issue the complete document to members and for putting on the website - **Action Chairman.**

iv) Prioritisation of work at the Playground. G Battye had issued a report ahead of the meeting and following discussion it was agreed to authorise the resurfacing of the Playground and also include the crack in the surface at the Basket Ball area. This was proposed by P Fuller, seconded by P Wilkie and unanimously carried - **Action Clerk to authorise.**

5. Planning

1. Decision from the Planning Authority:-

a) Reserved matters have been approved in relation to appearance, access, layout, scale and landscaping of 9 dwellings at New Farm, Harpers Hill - **DC/19/02881.**

b) Planning Permission had been granted to extend garage to form new studio and repairs to existing roof at 82 Bear Street - **DC/20/00008.**

2. The Bungalow, Harpers Hill - Submission of details following outline approval - **DC/20/00418** - this was considered between meetings to comply with the deadline. The response issued was as follows: -

Nayland with Wissington Parish Council objects to this submission in view of the lack of detail provided and the lack of affordable housing element.

The application lacks information on screening, highways, building materials and lighting in our sensitive dark skies environment.

Additionally Section 63 of the National Planning Policy Framework enables developments in rural areas to have a lower threshold of 5 units or fewer to require Affordable Housing. As you are aware this development is in the AONB.

Further, the two developments combined exceed 10 units, so even in less sensitive areas, 35% is required as Affordable Homes. LP07 of the emerging Joint Local Plan states the Planning Authority "will not permit any proposal.....to circumvent Affordable Housing".

We would therefore urge you to reject this application and seek further detailed information in this sensitive location including on the provision of Affordable Homes.

3. New planning application at 100 Bear Street - **DC/20/00860.**

The following response was agreed: -

*"Nayland with Wissington Parish Council strongly object to this application which would result in unacceptable accumulated development considered alongside the previously approved application **DC/18/05592.** Our reasons for strong objection are as follows:-*

This application is to a Listed property in the Dedham Vale AONB in the vicinity of other heritage properties and along the beautiful tranquil setting of the river Stour and a site inspection would be required to fully appreciate what is proposed.

In relation to the proposal for the eastern boundary to replace the boathouse, our objections are due to the height and dominance which appear excessive as flooding is not experienced along that stretch. The application refers to potential commercial use which needs to be explored and relevant conditions/restrictions applied, if approved. The loss of neighbour amenity at 90 Bear Street would be considerable and injurious as would the visual/noise and light impact in the countryside on the tranquil riverside setting . At present the boathouse, although in a poor state, sits comfortably with the host property and is in keeping with the other properties along the riverside setting. The pattern of development along the river shows small outbuildings peripheral to the host dwellings. This proposal would dominate the view of walkers using the footpath across the river.

In relation to the cart lodge and residential rooms proposal on the western boundary, this represents overdevelopment on an historic property which is too close to the boundary and is injurious to the amenity of 102 Bear Street. Collectively with the accumulation from the previously approved plans,

this would overwhelm the listed host dwelling and its historic and tranquil surroundings. It would block an important gap in the street scene towards the river and meadow.

In our view, this application is contrary to National Planning Policy Framework 180 in view of the potential damaging effects in a tranquil setting and CN01, CN03, CN06 and CN08 of the Babergh Local Plan as the scale, form and design of these proposals do not harmonise with the existing building and its setting - in fact it completely overwhelms and destroys the character and charm of the Listed host dwelling and its setting. It blocks an important gap in the street scene. It also doesn't comply with LP20 and LP24 of the emerging Joint Local Plan for similar reasons. Policies relating to residential annexes need to be considered. This Council strongly objects to these plans due to the reasons stated. However, if it were to be approved, a condition would be essential ensuring the annexes cannot be used or sold separately from the host dwelling. This is evidenced in the Babergh Local Plan and also in the emerging Joint Local Plan Policy LP02.

Ultimately, on top of the successful application DC/18/05592, this application very much damages neighbouring amenity, the Listed host dwelling, the street scene and the riverbank setting. The changes since the previously withdrawn application DC/20/00001 fall far short of harmonising with the existing building in its setting.

We therefore urge you to refuse to grant permission on this occasion. "

4. Application for work to trees in a conservation area which relates to a reduction of a cherry tree at 50 Bear Street - **DC/20/00910. No Objections.**

5. Report on Planning committee for the Harpers Hill Farm Application.

It was agreed to send a further response to the Planning adding some items noted from the Site Meeting. The response agreed was as follows: -

"I am writing following a meeting of Nayland with Wissington Parish Council where reports were heard from the Parish Councillors and County Councillor who observed at the recent site meeting.

Please note Nayland with Wissington Parish Council objects to any further expansion of this operation at the current location and therefore this application.

We repeat our comments listed below and additionally would add our concern about traffic movements within the site generating further disturbance and continuous noise. We would also add that the position at the top of the valley causes noise to reverberate around the valley.

Whilst this Council is supportive of local business/employment, no further expansion could be accommodated at such a sensitive location in the Dedham Vale AONB.

Paragraph 115 of the NPPF gives the highest status of protection for the landscape and scenic beauty of AONB's.

The activities on this site already generate complaints of noise, dust and hours of work disturbance.

It is adjacent to Gladwins Farm, a major tourist/holiday destination in the Village.

This Parish Council therefore repeats its objections to further industrialisation of this site in the AONB."

Additionally it was agreed for the Clerk to locate and circulate to the Parish Council previous reports and responses to monitoring of the site due to noise and dust - **Action Clerk.**

6. Any other urgent Planning items including a response to the Planners to our raised concerns:
The following enquiry was agreed: -

"I have been asked to check with you the outcome in respect of clarifying whether the case officer for The Bungalow, Harpers Hill applications actually visited the site ahead of her recommendations in relation to the availability of the grass verge the entire length of the access lane as a safe haven for walkers?"

On a separate general point, in relation to the Affordable Housing element and the potential enabled under the NPPF for a lower threshold in the AONB, have you made some progress with the emerging Joint Local Plan with Policies to deliver this in the future or is that left to the evidence base and policies produced in Neighbourhood Plans?"

6. **Recreation and Open Spaces**: There was nothing to report.
7. **Highways**: It was agreed to seek a site meeting with the County Council at Star Alley. G Battye and P Wilkie volunteered to attend - **Action Clerk**. In respect of the proposal to divert traffic away from Halstead and Sudbury to the A134 going through Nayland, a meeting was scheduled for the end of the month.
8. **Annual Parish Assembly**: The date had been set for 19th May. It was agreed to formally ask for a speaker from Stoke Volunteer Transport - **Action Chairman**.
9. **Street Lighting**: G Battye advised that Street Light unit 3 on The Heights is not working. He will report on-line in the usual way - **Action G Battye**.
10. **Footpaths** : There was nothing to report.
11. **Allotments** : We now have a vacant allotment 1a which is in good order. It was agreed to offer to the resident on the waiting list - **Action Clerk**. The pedestrian gate at the Allotments is in of repair - it was agreed to ask our Grounds Maintenance Contractors to assess what is required - **Action Clerk**.
12. **Village Hall**: The Village Hall Management Committee were asking a Locksmith to assess the Village Hall front entrance door. Steps are still being taken to gain further high level support to accessing grants for the roof. This includes the involvement of our MP. The Hall is being deep cleaned regularly in accordance with the precautions brought about by the Corona Virus. A resident in Fen Street is seeking permission to address the overgrown hedge on the Village Hall side of their boundary. There were no objections from the Parish Council, so it was agreed for the Clerk to confirm to the resident - **Action Clerk**.
13. **Community Council**: N Cartwright reported on the Community Council AGM which he attended and gave a report from the Parish Council.
14. **Correspondence**: The correspondence report had been circulated ahead of the meeting. The items had been picked up under the various agenda items.
15. **Burial Ground**: There was nothing to report.
16. **Accounts for Payment**

Mortimer Contracts (Litter/burial gd/recreation/open spaces)	579.60
Employment Costs totalled	1230.17
Babergh District Council (Bin Empty Service)	582.00
The National Allotment Society (Subscriptions - allotments)	66.00
S Carter (Bus shelter clean)	20.00
SALC (GDPR Training)	18.00

The meeting closed at **9.54 pm**.