

MINUTES OF THE NAYLAND WITH WISSINGTON PARISH COUNCIL MEETING HELD ON WEDNESDAY, 15th JANUARY 2020, AT 7.30 PM IN THE VILLAGE HALL, NAYLAND.

Present: M George (Chairman), P Fuller, G Battye, N Cartwright, L Erith, D Hattrell (Clerk), J Finch (County Cllr), M Barrett (District Cllr), M Cook (Village Reporter) and 5 members of the public.

Before Commencement of the Meeting

a. Public Forum

Neighbouring residents to the Planning application at The Chandlers attended to share their objections to the application.

b. District Council Report

District Cllr M Barrett attended and out-lined plans to detect Council Tax fraud and issue fines where appropriate.

c. County Council Report

County Cllr James Finch attended and had issued his report covering the Primary School place deadline that had just passed. The Suffolk Fire and Rescue Service was rated Good in a recent Government inspection. Further investment has been agreed to improve Suffolk Broadband. Additional Special Educational Needs and Disability unit spaces will be available from September. Local parking enforcement will pass from the Police to the District Council on 6th April. More fostering/adoption sessions have been arranged. On local matters J Finch expressed his frustration at how the Anglian Water closure of the A134 was handled. Other local highways matters were then discussed with J Finch. These included a signage query and accident on Stoke Road, numerous pot holes opening and HGV impact to houses.

Parish Council Meeting

1. Apologies: None

Co-option of Members: During the meeting Dawn Harris and Patricia Wilkie were duly co-opted onto the Council. D Harris joined the meeting at the start and Patricia Wilkie at the end after observing the meeting.

2. Approval of Minutes of 11th December Meeting: These were accepted as a true record.

3. Declarations of Interest by Councillors: None were declared at this stage in the meeting.

4. Finance Report

i) The Chairman read from the bank balances as at 31st December 2019 as £1000 in the Current Account, £34581.57 in the linked Account and £17200.80 in the Capital Investment Account making a total of £52782.37.

ii) The Precept form to increase the Precept by 1.9% to £36,128 was duly signed.

5. Planning

1. Decision from the Planning Authority:-

- a) Planning Permission had been granted to extend 15 The Westerings - **DC/19/04960.**
- b) Planning Permission and Listed Building Consent had been granted for extension, alterations and cart lodge at Stour House, 23 Court Street - **DC/19/05577/8.**
- c) Listed Building Consent had been granted for rendering and other exterior alterations at The Doll's House, 4 Mill Street - **DC/19/05283.**
- d) Work can proceed to reduce chestnut tree to previous pruning cuts and reduce height by 10% at Hillside, 14 Stoke Road - **DC/19/05607.**
- e) Approved conditions at 8 Mill Street included biodiversity, windows and doors, eave detail, paving and drainage - **DC/19/05034.**
- f) The application at Longwood House, Stoke Road to convert barn to annexed accommodation had been withdrawn - **DC/19/05106.**

- 2.** Gladwins Farm Holiday Cottages, Gladwins Farm, Harpers Hill - Application for Planning Permission for 3 holiday lodges and parking, a communal function room with kitchen/toilets and storage space. Retention of office/reception building and alterations to internal access road - **DC/19/05964**. After discussion, the following response was agreed: -
Please note Nayland with Wissington Parish Council have No Objections in principle to this application. However, the new driveway needs appropriate mixed species screening and only low level sensitive lighting should be agreed for the scheme in view of the rural location.
- 3.** 82 Bear Street - Planning application to extend garage to form studio and repairs to existing roof - **DC/20/00008**. No Objections.
- 4.** Chandlers, 100 Bear Street - Planning application to erect summerhouse/home office and boathouse/home office following demolition of existing outbuildings and widening access - **DC/20/00001**. After discussion members voted to object to the plans and for their pre-meeting comments to be summarised in support of the objections. This was delegated to the Clerk to put together. The following response was sent: -
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.
Significant development has recently been approved under DC/18/05592 at this property and these additional proposals have been considered in the context of the overall development in relation to the host dwelling and its curtilage.
*Nayland with Wissington Parish Council **Objects** to this application for the proposed workshop on the eastern boundary and garage complex on the western boundary.*
This is due to:-
- the extensive height, scale and dominance of the proposals out of step in the surroundings representing significant and unacceptable overdevelopment
- the significant detrimental impact on neighbour amenity at numbers 90 and 102 Bear Street and the wider visibility of the proposed changes from various viewpoints including the footpath across the river
- the relationship with the Listed host dwelling in its sensitive setting.
At present the boathouse, although in a poor state sits comfortably with the host property. Considering the already approved plans and these additional proposals collectively, the house extension and workshop dominates the boundary with number 90. The workshop proposed is some three times taller than the existing structures. The Cartlodge/Home Office/Garage on the western side is too large to be in the garden of such an historic house. There is insufficient separation from the neighbouring property. The impact on neighbour amenity is clear with the dominant structures overshadowing, overlooking (by upper floor windows) and would be noisy in view of the proposed commercial use. The noise would carry along the currently tranquil riverside setting. The urbanisation and noise would be significantly detrimental to walkers and wildlife in the vicinity. It would dominate the view of walkers using the footpath across the river.
The combined extensive footprint and height of the new buildings and house rear extension would overwhelm and destroy the charm of the Listed host dwelling. The pattern of development along the river shows small outbuildings peripheral to the host dwellings. The proposals to Chandlers are out of step with the surroundings and are overly dominant. No report is included from the Heritage Officer in this respect which we would argue as essential in view of the extensive proposals within the curtilage of the Listed Property.
Ultimately, on top of the successful application DC/18/05592, this application very much damages neighbouring amenity, the setting of the Listed Chandlers and the Stour riverbank setting. We urge you to refuse this application for all the reasons stated above.
- 5)** Star Cottage, 81 Bear Street - Listed Building application to strengthen floor beam above living room - **DC/20/00007**. After discussion the following response was agreed: -
Please note Nayland with Wissington Parish Council has No Objections subject to a report from the Heritage Officer.

- 6) 72-78 Bear Street - Notification of intention to fell silver birch in Conservation area - **DC/20/00063**. After discussion, the following response was agreed: -

Please note Nayland with Wissington Parish Council Objects to this notification as it is incomplete as there is no indication as to the reason the tree is to be felled.

- 7) Harpers Hill Farm, Harpers Hill - Planning Application for 6 storage bays with associated screening and soil washing - **SCC/0099/19B**.

After discussion members voted to object to the plans and for their pre-meeting comments to be summarised in support of the objections. This was delegated to the Clerk to put together. The following response was sent: -

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

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 objects to further industrialisation of this site in the AONB.

- 8) New Farm, Harpers Hill - Application for reserved matters including appearance, access, layout, scale and landscaping of 9 dwellings due to revised landscaping plan and tree and hedgerow planting scheme received - **DC/19/02881**. D Harris declared an interest in this item.

After discussion it was agreed to send a list of observations. It was delegated to the Clerk to summarise the points made on the pre-meeting preparation sheets. The following response was sent: -

Nayland with Wissington Parish Council makes the following observations: -

- 1) We have no issue with the design and mix of housing. The sedum roofs are favourable*
- 2) We would like to see a much needed Affordable Housing element incorporated*
- 3) We are in favour of the mix of indigenous species in the planting scheme and the amendment to foster nature/wildlife. However, more screening is needed onto the A134*
- 4) Lighting is not specified and needs to ensure harm to the nightscape is mitigated*
- 5) We still have highways and pedestrian safety concerns regarding the sharing of the roadway with HGV's*
- 6) The footpath along the A134 to the site should be constructed at an early stage*

- 9) Any other urgent Planning: Members had no objections to the recently received fruit tree application at 41 Fen Street. It was also agreed to enquire about the outcome of our previous correspondence some 18 months ago in relation to complaints of disturbance caused from Harpers Hill Farm, Harpers Hill - **Action Clerk**.

6. **Recreation and Open Spaces:** In relation to the joint request for a water level gauge, the Environment Agency have explained why it isn't necessary. The County Council had no objections in principle for a permanent memorial to commemorate VE75 on Caley Green subject to detailed proposals. The Chairman explained that a memorial stone is now proposed. The Parish Council supported this idea and authorised the Chairman to continue to liaise in this respect. There has been vandalism to various locations in the village including churning up fields and breaking the gate lock at the Allotments. There has also been attempted break-ins to Allotment Sheds. The Clerk had reported damage to property, which the Parish Council has responsibility, to the Police between meetings. It was agreed to authorise our Ground Maintenance Contractors to cut back the hedge at Pop's Piece provided they can gain appropriate access - **Action Clerk**. In relation to the various priorities at the Bear Street Recreation Ground, G Battye is meeting our Grounds Maintenance Contractors to ensure prices are

obtained on all the items. These will be discussed at the February Meeting - **Action Clerk to include on the Agenda.**

7. **Highways:** The issues from diversions from the A134 Closure by Anglian Water had already been discussed. G Battye agreed to alert Highways to the debris still on the A134 at Nayland due to the flooding - **Action G Battye.** The Chairman has been liaising with Highways about the broken bollard near the Horsewatering. A pot hole has been reported near the Fire Stations on Bear Street. The Clerk had spent time trying to get the Heycroft Way grit bin returned to the grit refill schedule.
8. **Annual Parish Assembly:** It was delegated to the Chairman and Clerk to set a date. *The Annual Parish Assembly will be held on 19th May 2020.
9. **Street Lighting:** The work authorised at the December Meeting had been communicated to the Street Lighting Engineer and an acknowledgment received before Christmas.
10. **Footpaths:** G Battye has produced an action plan for Star Alley as agreed at last meeting. The Clerk had sent previous approaches to the County Council to ask for resurfacing to J Finch as agreed at last meeting. Our Footpath Warden had reported on the new kissing gate arranged by the Fennagers at Candy Lane.
11. **Allotments:** It had been noted that the Vandalism had been reported to the Police and it was agreed to authorise our Grounds Maintenance Contractors to replace the damaged gate lock - **Action Clerk.**
12. **Village Hall:** In view of vandalism, the Village Hall are seeking to install bollards to prevent unauthorised driving on Webbs Meadow. The Parish Council were supportive of this suggestion. The AGM is scheduled for 2nd March.
13. **Community Council:** L Erith explained the issues around parking in the Village for Littlegarth School Carol Service which despite the provision of transport, due to delays, parents ended up parking in the Village. The organisers are looking to make better arrangements for next year.
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:** The Long Term Maintenance Plan circulated ahead of the December Meeting and the Annual rise of fees were proposed by P Fuller, seconded by N Cartwright and unanimously carried.
16. **Accounts for Payment**

Mortimer Contracts (Litter/bus shelter)	856.80
Employment Costs totalled	1220.14
Nayland Village Hall (Hall hire)	54.00

The meeting closed at 9.56 pm.