

MINUTES OF MEETING OF ASSINGTON PARISH COUNCIL
Held in Assington Village Hall on Monday 30th July 2018

Present: Councillors Simon Thorogood (Chairman), Stephen King, Steve Betts, Rose Symonds, Bronwen Stacey and Helen Wallace

Attending: District Councillor Jennie Jenkins, Arthur Charvonja, John Ward and Phillip Isbell from Babergh District Council, Jane Hatton (Clerk) and 13 members of the public

18/072 Apologies for Absence

Councillor John Symons sent his apologies

18/073 Declaration of Interest and Requests for Dispensation

Cllr Steve Betts declared a Non-Pecuniary Interest in item 10.2 as he lives close to the land south of Maxton and Russet. No request for dispensation had been received.

18/074 Minutes of Meeting held on 20th June 2018

The minutes of the meeting were approved.

18/075 Public Forum

District Councillor Jennie Jenkins advised that an Independent Panel had suggested an increase in Members' Allowances from £4k-£5k per annum. The Council voted in favour of this, it will become cost neutral from next May when members go down from 43-32. The Boundary Commission should advise BDC of the changes in Wards this month. The Leader has made changes to the Cabinet, he is now the Finance PH and Simon Barrett has taken on the Economic Growth Portfolio. The Consultants have given BDC 3 options with regard to our previous offices in Corks Lane, Hadleigh. There were two public meetings both well attended, 1 option has now been agreed by the Cabinet which will go forward to obtain planning permission, this involves the building of 58 houses, the Members have to vote on whether we develop the site ourselves or sell with the planning permission to a Developer. We can now demonstrate a 5 year land supply which we have not had since April 2017, therefore now in a better position to implement local policies.

The public meeting was closed.

18/076 Neighbourhood Plan

Cllr Helen Wallace confirmed that a core team had now been established to work on the Neighbourhood Plan and were meeting fortnightly. They are going to attend the fete to promote and update residents as well as regular updates in the newsletter. They had a meeting arranged with BDC for the following day to discuss the next steps.

18/077 Babergh District Council Planning

Cllr Thorogood thanked the three representatives from BDC for attending and confirmed that the reason for requesting a meeting was that the parish felt that planning permissions were being granted when relevant objections had been raised by both the parish council and residents. John Ward had looked back at the permissions granted since the beginning of 2017 and Jennie Jenkins pointed out that it's the percentage which have been granted in a small village and Assington had taken more than its fair share. John Ward advised that they now have the 5 year land supply which will give the council more control over planning to be granted as permissions had been driven by the national policy.

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Cllr Thorogood also asked about the lack of communication and stated the example of where site visits had been requested by the parish and no correspondence had been received in response and the permission granted. Arthur Charvonia advised that BDC were revising how communications to the public could be improved and changes should be seen shortly, including when granting planning permissions, a clear explanation of why the decision has been reached in response to the objections raised. He advised that using reference from the local plan when objecting can be useful and when the Neighbourhood Plan had been adopted this will also be taken into account.

Cllr Wallace asked if planning permissions which had already been submitted could be taken into account as allocations for planning in the Neighbourhood Plan. Philip Isbell confirmed that these cannot but that as they now have the 5 year plan and the local plan is currently being revised, they have more control over planning and would suggest that the sooner the Neighbourhood Plan can be adopted the better.

A resident questioned the connection between BDC and SCC as he had been in contact with SCC highways regarding the dangerous situation of speeding traffic and no pavements, and the problem will only increase with the additional vehicles from the properties being built. John Ward said that they worked closing with highways and suggested a meeting be arranged at Endeavour House between all parties.

Another resident asked what the situation is regarding surface water and as each property deals with its own water drainage, the situation of flooding will only increase with the additional properties being built. There did not seem to be joined up thinking as each application is looked at separately.

Cllr Thorogood asked what the situation was regarding enforcement as a couple of issues had been raised at the beginning of 2018 and nothing had been done. Arthur Charvonia asked that the details be sent to him and he would follow these up.

Cllr Thorogood thanks the three representatives from BDC again for attending.

Arthur Charvonia, John Ward and Phillip Isbell left the meeting.

18/078 Routine Correspondence

An email had been received from Charlotte Bayes from the BDC Planning Enforcement team stating that she had attempted a site inspection of St Edmunds Cottage however had been unable to get access. From looking at the planning approvals for the site it appears that there was permission for a double garage. The clerk had responded informing her that the detached double garage for the new house at the rear of St Edmunds Cottage is correct as per B/14/01305. There is another single garage to the left of St Edmunds Cottage as per B/16/00078, which is for a single garage and this is the garage which is at issue. Also reminding her about the issue of the kerb being moved into the road and therefore out of alignment. No further response had been received and it was agreed that the details be sent to Arthur Charvonia as suggested.

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18/079 Clerk's Report (Appendix A)

After reviewing the Clerk's Report, the following were agreed:

- a. The clerk confirmed that she had now received the details of Chris Heseltine's solicitor and a letter had been sent registering the interest of the council in purchasing the reservoir.
- b. Cllr Thorogood had been unable to find the address for Mr Thompson and would investigate further.

18/080 Finance

- a. The councillors noted the income received since the last meeting and reconciliation of bank accounts against the bank statements, and the Statement of Accounts against the Budget.
- b. Councillors confirmed the increase of one salary point to the Clerk's salary as per her contract from the 1st July 2018 for successfully obtaining The Certificate in Local Council Administration.
- c. Cllr Betts will look into why the council has not received any further CIL payments.

18/081 Planning

- a. Councillors reviewed **Planning Permission – DC/18/02836** – Erection of extension to existing production premises, associated car parking, landscaping and drainage infrastructure at Hill Farm, Stoke Road, Polstead and resolved to **object** to this application on the following grounds:
 - The proposed industrial building would, by reason of the siting, design and external appearance, be visually intrusive, dominant against the skyline and would not be sympathetic to the character or landscape quality of the Dedham Vale and Stour Valley AONB (National Planning Policy Framework - NPPF), conserving and enhancing the natural environment para 109 to 125 and is contrary the Local Plan CS11, that all development proposals will be required to be of appropriate scale, form, details design and construction materials for the location.
 - The additional HGV traffic with materials being imported from abroad, and then products being transported from the site, would be better located on an industrial site on the A12/A14 rather than the B1068 which is a rural road, which does not have the width in places for HGV's to pass and through Leavenheath, the HGV's regularly mount the pavement to pass and therefore the additional HGV's would increase the hazard to pedestrians. Additional traffic generation and highway safety is a material consideration.
 - The exceptional circumstances required to be demonstrated for development in the AONB have not been proven by the applicant.
 - The employment argument presented by the applicant appear ambiguous. It is clearly possible to develop elsewhere on a brown field site outside the AONB, thus obtaining the employment benefits and the NPPF requires this to be assessed.
 - No mitigation is proposed by the applicant for the issues faced by the residents living along the B1068 or A134, which is the road which goes through Assington by the additional HGV traffic.
- b. Councillors reviewed **Planning Permission – DC/18/03080** – Erection of dwelling, detached garage and air source heat pump at land south of Maxton and Russet, The

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- Street, Assington and resolved to **object** to this application as the access takes away the hedge and footpath which will increase the hazard to pedestrians.
- c. Councillors reviewed the **Reserved Matters – DC/18/03151** – Appearance, landscaping, layout and scale for plot 7 at land north of Assington Barn, The Street, Assington and resolved to **support** this.
- d. Councillors reviewed the **Reserved Matters – DC/18/03156** – Appearance, landscaping, layout and scale for plot 8 at land north of Assington Barn, The Street, Assington and resolved to **support** this.
- e. Councillors reviewed the **Reserved Matters – DC/18/03157** – Appearance, landscaping, layout and scale for plot 5 at land north of Assington Barn, The Street, Assington and resolved to **object** on the grounds that the property is 4 bedrooms and too high. The concern is that this may set a precedent toward town house style properties and not in the characteristics of the village as set out in CS11 and that the need is for 2 and 3 bedroom affordable housing.
- f. Councillors reviewed the **Reserved Matters – DC/18/03158** – Appearance, landscaping, layout and scale for plots 2,3,4 and 6 at land north of Assington Barn, The Street, Assington and resolved to support the plans for plots 2 and 3 but to **object** to plot 4 on the same grounds as that for plot 5 and on the grounds that the plots 4 and 5 are 4 bedroom properties and are too high. The concern is that this may set a precedent toward town house style properties and not in the characteristics of the village as set out in CS11 and that the need is for 2 and 3 bedroom affordable housing. Councillors also resolved to **object** to the plans for plot 6 on the grounds that there are too many 4 bedroom properties in the village and the need is for smaller houses.
- g. Councillors reviewed the **Reserved Matters – DC/18/03162** – Appearance, landscaping, layout and scale for plot 1 at land north of Assington Barn, The Street, Assington and resolved to **support** this.
- h. Councillors reviewed the **Outline Planning Permission – DC/18/02596** – Erection of up to 6 dwellings at land east of The Street, Assington and resolved to **object** on the grounds that permission for planning had been refused by BDC initially and overturned regarding the neighbouring site on appeal and reasons for the refusal still apply:
- Overdevelopment of the site and no requirements for an additional 6 dwellings in addition to the 10 dwellings with planning permission failing to meet CS11 which requires development to be well designed and appropriate in size/scale and character to its setting and village.
 - No capacity of physical infrastructure with the additional risk of flooding including foul water
 - Highway issues with additional traffic generation and highway safety with no footpath connecting the proposed site with the amenities of the village
 - The impact on the development in a designated special landscape NPPF para 109.
 - The drive through the St Edmunds Close had been agreed for access for agricultural use only
 - No additional properties need to be built as the District Council's 5 year land supply has been met
- i. The Status of **planning applications** previously reviewed are as follows:

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Date Received	BDC Ref	Application	APC Ref	APC Response	BDC Response
27/06/17	DC/17/03117	Erection of extensions to existing production premises and new buildings to Hill Farm, Brick Kiln Hill, Polstead - provide canning line (12,611sqm) warehouse space (7,100sqm) apple processing and juice storage (2,060sqm) and apple processing (1,040sqm) associated vehicle parking, landscaping and drainage infrastructure.	17/081 a	Objected	
12/02/18	DC/18/00687	Erection of 8 dwellings with garages and new vehicle access on land at The Barn Assington, The Street, Assington	18/035a	Objected	Granted
04/05/18	DC/18/01894	Erection of new detached dwelling at Land South of Wistons, The Street, Assington	18/054e	Supported	
10/05/18	DC/18/02073	Two storey rear/single storey rear extension and internal alterations to existing house and garage for additional accommodation at Dale Cottage, The Street, Assington	18/054f	Supported	Granted
07/06/18	DC/18/02584	Erection of a single storey rear extension to 27 The Street, Assington	18/069b	Objected	Granted
08/06/18	DC/18/02596	Erection of 7 dwellings at Land East of The Street, Assington	18/069a	Objected	
12/06/18	DC/18/02160	Barn Conversion to form annexe at Moors Farm, Wormingford Road, Assington	18/069c	Supported with requested restriction for family use only	
12/06/18	DC/18/02161	Building Consent Barn Conversion to form annexe at Moors Farm, Wormingford Road, Assington	18/069d	Supported	
20/06/18	DC/18/02520	Relocation of access drive at St Edmunds Cottage, The Street, Assington	18/066a	Objected	Granted

18/082 Review key policies and to consider any **Councillor Training requirements**

- a. Councillors agreed that no changes were required to the Financial Regulations and it was agreed that the Standing Orders be adopted to remove the requirement to appoint a Data Protection Officer.
- b. Councillors agreed that no changes were required to the Document Retention Policy.
- c. Councillors agreed to adopt the new Data Protection Policy.
- d. Councillors agreed that they would attend any relevant Councillor Training.

18/083 Review of Assets

- a. Cllr King advised that Wesley Benton had withdrawn as footpath warden as he did not have the time. Cllr Symonds will consult her husband but may be willing to take on the position.
- b. Councillors agreed to review all the other assets in the parish and to raise any issues at the September meeting.
- c. Councillors resolved to purchase a new dog bin for Wemsley Lane from Glasdon as previously purchased in green. Cllr King will find out who owns the land which has the footpath sign on it, so that permission can be obtained to put up the dog bin. The Clerk confirmed that BDC had confirmed that there should be no issue with an additional bin to be emptied.

18/084 Questions to the Chair

- a. Cllr Wallace asked if TPO's for the Oak Trees needed to be obtained from BDC. The clerk will find out.

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- b. Cllr King advised that he had removed the tyres from the conservation area and arranged for them to be taken away.
- c. Cllr Symonds asked who was responsible for replacing the 30mph signs. The clerk will contact SCC Highways.
- d. Cllr Symonds asked if the position regarding sewage could be put on the next agenda under planning.

18/085 Next Meeting

The next scheduled meeting will be held on Monday 24th September 2018 at 7.30pm.

Meeting closed at 10.05pm

Appendix A Clerk's Report

Minute	Action	Complete
		✓
	Minutes placed on website and sent to parish magazine and Jennie Jenkins.	✓
	Planning responses sent to Babergh DC	✓
18/068	Clerk sent signed cheques	✓
18/066 a	Clerk contacted enforcement regarding St Edmunds Cottage	✓
18/066 b	Clerk requested more details regarding BDC Liasion Meeting	✓
18/066 c	Clerk contacted BDC regarding additional dog bin	✓
18/066 c	Clerk contacted Landowner in Wemsley Lane for consent of dog bin	■
18/066 d	Clerk sent confirmation of Cllrs Wallace & Symonds attending Rural Housing meeting	✓
18/066 e	Clerk emailed BDC Planning to request a meeting with Councillors	✓
18/070 b	Clerk to send letter to Chris Heseltine's solicitor registering the interest of the council in purchasing the reservoir	■
18/070 c	Clerk to send letter to Mr Thompson the owner of Assington Thicks to thank him for keeping the footpaths cut	■
Clerks Hours		
1st April 2018 to 1st July 2018 - 65 hours paid / 81.5 hours worked		

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Appendix B RFO Report

Receipts and Payments

ASSINGTON				Receipts		Payments
Date	Details	File Ref	Ref			
04/06/18	Bank Interest 5 March to 3 June			9.30	y	

Bank Reconciliation

	Statement Date	Statement Balance	Actual Balance	Unpresented Cheques	Credits not shown	Difference
Community	29/06/18	£100.00				
Premium Accounts	29/06/18	£19,495.78	£17,911.27	£1,684.51	£0.00	£0.00
Cash	23/07/18	£0.00	£0.00			£0.00
		£19,595.78	£17,911.27	£1,684.51	£0.00	

Statement of Accounts vs Budget

	Budget	Actual		Reserves	Budget	Actual
Assets B/Forward		£15,222.90				
<u>Income</u>			<u>Expenditure</u>			
Precept	£7,800.00	£4,298.47	Clerks Salary		£2,700.00	£866.37
Grants	£331.40	£0.00	Admin		£1,300.00	£645.00
Bank Interest	£5.00	£9.30	Donations		£600.00	£550.00
Loan	£0.00	£0.00	Street Lighting		£350.00	£0.00
Other	£360.00	£180.00	CIL		£0.00	£0.00
CIL	£0.00	£0.00	Insurance		£350.00	£0.00
VAT Repayment	£0.00	£320.98	Inspection		£100.00	£0.00
			P3 Scheme		£360.00	£0.00
			Licensed Footpaths		£175.00	£0.00
			Contingency		£500.00	£0.00
			Maintenance		£630.00	£0.00
			Loan Repayment		£1,417.14	£0.00
			Loan Interest		£156.18	£0.00
			Allotments / Conservation		£655.00	£59.01
			VAT Paid		£0.00	£0.00
Total	£8,496.40	£4,808.75	Total	£0.00	£9,293.32	£2,120.38
			Assets C/Forward			£17,911.27
Total		£20,031.65	Total			£20,031.65

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