

MINUTES OF MEETING OF ASSINGTON PARISH COUNCIL
Held in Assington Village Hall on Monday 6th January 2020

Present: Councillors Simon Thorogood (Chairman), Rose Symonds, Helen Wallace, Ian Jordan, Andrew Hill and Bronwen Stacey

Attending: Babergh District Councillor Lee Parker and Jane Hatton (Clerk)

20/001 Apologies for Absence

Councillor John Symons sent his apologies and County Councillor James Finch had sent his apologies that he would be late, both were accepted.

20/002 Declaration of Interest and Requests for Dispensation

Cllr Stracy declared a personal and prejudicial interest in 20/00 as the neighbour of the property. She had requested dispensation and this had been approved to speak but not vote, as she had particular expertise and knowledge in the matter that may be useful to its consideration.

20/003 Minutes of Meeting held on 25th November 2019

The minutes of the meeting were discussed and councillors agreed with the change to the May meeting date to the 18th May 2020.

20/004 Public Forum

It was agreed that CCllr Finch would be able to give his report when he arrived.

The public meeting was closed.

20/005 Neighbourhood Plan

The draft plan will be discussed at the next meeting on the 27th January.

20/006 Routine Correspondence

A resident had emailed concerning the hedge along 1-4 Woodfields and it was agreed that the Clerk would respond to update the resident.

20/007 Clerk's Report (Appendix A)

Clerks reported was noted and it was agreed that the Clerk would obtain a quote for the notice board.

20/008 Finance

All cheques signed and due for signing as itemized in appendix B, were authorized by the Councillors. The Councillors noted the income received since the last meeting and reconciliation of bank accounts against the bank statements, and Statement of Accounts against the Budget.

20/009 Planning

a & b The Councillors reviewed **Planning Application DC/19/05808** - Submission of details under the outline planning permission DC/18/05178 Appearance, Landscaping, Layout and Scale for up to 7 dwellings at Land at Assington Barns, The Street, Assington - and it was agreed that this should be considered alongside **Planning Application DC/19/05807** - Submission of details under the outline planning permission DC/18/00687 Appearance, Landscaping, Layout and Scale for up to 8 dwellings at Land at Assington Barns, The Street, Assington - as one application and it was agreed to **object** to this application on the following points:

- As the plans are numbered from 1 to 15 on the two plans, it should be treated as one development and should therefore have 35% affordable housing included within the two applications.

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- The emerging neighbourhood plan has obtained high quality evidence from consultation events and a village-wide questionnaire returned by 52% of the adult population which showed a need for 2 and 3 bedroom properties and clear opposition to more 4 bedroom properties.
- There is not sufficient parking at each of the properties for visitors especially in the 3 bedroom properties and the concern is that this development will increase parking on the roads through the village
- Strict control of light pollution should be a condition of any approval of reserved matters. This site was previously an orchard and the impact on wildlife such as bats and owls in the area should be considered. Three recently built properties adjacent to the site have been installed with “uplighters” around their external walls which are completely inappropriate to their rural setting and harmful to local wildlife.
- More screening is required around the boundary of the whole site to thicken the hedging, in particular on the southern boundary facing the village hall and towards Barracks Road.

James Finch arrived at 8.15pm

c. The Councillors reviewed **Planning Application DC/19/05831** - Change of use of existing restaurant and outbuilding to 5 dwellings with new vehicular access at The Case Restaurant, Further Street, Assington and in principal the councillors object to the conversion of a commercial property to residential and the loss of an amenity for the village; however, councillors resolved by a majority of 4 to 1 to **support this application subject to the following changes being made and conditions being imposed (as per LP04, 13.20 of the Babergh Joint Local Plan 2019):**

- As the proposed change to residential is outside the village BUAB and is a subdivision of the plot with 4 gardens overlooking the listed neighbouring property, effective screening (which was a condition to the granting of planning application B/12/00342/FUL/NC for the commercial building in 2012) should be established approximately half way between the buildings and the boundary. Given the lower level of the neighbouring property and close proximity, such screening must not be on or near to the boundary as this will reduce light to the neighbouring property. Such screening plans should ensure there is no direct line of sight between plots 3, 4 and 5’s windows/doors and the windows of the neighbouring property.
- In order to preserve the setting of the 14th century grade II listed building, no new access should be created to plot 1 and instead, parking for this property should be provided alongside that for plots 3, 4 and 5 on land at the north west of the site.
- The groundsure report highlights that there is a moderate risk of groundwater flooding and as the run off appears to be to the neighbouring listed property’s pond, there is a serious concern that the development will increase the water level in the pond which could flood their listed barn and property. A comprehensive plan (to the satisfaction of the relevant council bodies) to ensure this cannot happen should be provided and implemented.
- A clear plan for how the foul sewage (which will be substantially increased) will be dealt with should be provided to the satisfaction of the relevant council bodies
- On the current commercial B&B building there are frosted small windows in the back (southeast side) overlooking the neighbouring property. This new plan has patio doors which will result in a significant loss of privacy to the neighbouring property, given that it is situated at a lower level than the proposed new properties and therefore the new gardens look into both upstairs and downstairs rooms Before approval is considered, the plans should be reconfigured either such that:
 - access to the gardens of plots 3 and 4 is made available through doors on the northeast and southwest ends of the building, not through patio doors on the

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southeast side which faces the neighbouring property; or,

- access to the gardens of plots 3 and 4 is through standard doors with glazing no different or larger than that already existing on the southeast side facing the neighbouring property.
- Given the proximity to a 14th century grade II listed building, the following permitted development rights should be removed:
 - No outbuildings, sheds, walls or fences should be allowed within 5m of the neighbouring property boundary
 - No extensions to the property of any scale permitted on the southeastern side.
 - No external lighting other than motion activated security lighting permitted on the southeastern side
 - No new windows shall be allowed on the southeastern side of the B&B properties, with replacements required to be like-for-like ones to those in the original permission.
 - Tarmacking or other changes to front gardens of plot 1 and 2 to accommodate vehicles prohibited to protect and enhance the street scene.

d. Status of planning applications previous reviewed by APC are as follows:

Date Received	BDC Ref	Application	APC Ref	APC Response	BDC Response
19/09/19	DC/19/04391	Outline Planning Application for the erection of up to 19 dwellings at Land East of The Barn at Assington, The Street, Assington	19/132a	Objected	
24/10/19	DC/19/04835	Replacement and conversion of garage to additional living space and internal works at Thatched Cottage, Dorking Tye, Assington	19/143a	Supported	Granted
24/10/19	DC/19/04756	Erection of one dwelling and garage at Gedding Hall, Nayland Road, Assington	19/143b	Objected	Withdrawn
06/12/19	DC/19/05503	Erection of a summerhouse and creation of a swimming pool at Abbots Meadow, Dorking Tye, Assington		No comment	

20/010 Update by CClr James Finch

Primary school application deadlines are the 15th January. Special Educational Needs units are being developed attached to mainstream schools. Three new dates are arranged for fostering and adoption sessions. The A134 will be closed until the end of the week due to the water leak at Leavenheath.

20/011 Highway Requirements

It was agreed that the meeting with Paul Gant from SCC Highways in December had been very useful. All the concerns had been raised during the walk of the village and Mr Gant had pointed out that SCC had no funds. Cllrs had advised that there were funds available from CIL and other sources to proceed with the main concerns and Mr Gant will look into the feasibility of each point and what the council would need to do to enable them to proceed. His comments will be sent in the New Year.

20/012 Jubilee Oak

It was agreed that Cllr Symonds will look into the costs of a tree guard for the oak and a plaque will be discussed at the next meeting.

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20/013 Question to the Chair

- a. A quote had been received for the replacement bench on the playground and it was agreed for the clerk to ask for a photo of the proposed bench and to find out if there are any benches proposed as part of the new playground.
- b. It was agreed that a convection heater should be purchased for future meetings.

20/014 Next Meeting

The next scheduled meeting date is Monday 27th January 2020 starting at 7.30pm.

The meeting closed at 9.20pm

Appendix A Clerk's Report

Minute	Action	Status	Done
	Minutes placed on website / sent to parish magazine / Lee and James		✓
	Planning Comments sent to BDC		✓
	Cheques sent to suppliers.		✓
19/062	Cllr Hill to write to BDC for an explanation as to their approach to planning applications and why the PC suggestions and objects are often ignored		✓
19/138	CCllrs Finch to send the evidence of children being in the road from The Ryes College to find out how to make it a secure facility		
19/118 a	Cllr Symons to contact carpenter for a quote for the repair of the Village Hall Notice Board		
19/129 a	Clerk to organise two new footpath signs for The Thicks		✓
19/140 b	Clerk to respond to Mr and Mrs Townrow		✓
19/140 g	Chair to respond to resident regarding The Thicks		✓
19/140 h	Clerk to confirm with SCC to keep the street lights the same over the Christmas Period		✓
19/148	Clerk to contact David Gotts about additional work and the issue of the field being ploughed to the hedge		✓
	Clerks Hours		
	1st April to 31st August 2019 : 222 paid /175hrs worked		
	Calendar Reminder		
	Shoulder of Mutton AVC renewal due 19th August 2024		

Appendix B RFO Report

Receipts and Payments

06/01/20	CAS - Website	PO23	848		LA 2011 ss 1 to 8		60.00
06/01/20	Garden Arb Business - Footpaths	PO24	849		LA 2011 ss 1 to 8		580.80
06/01/20	Garden Arb Business - Allotments	PO24	849		LA 2011 ss 1 to 8		162.00
06/01/20	Rosemary Symonds - Expenses	PO25	850		LA 2011 ss 1 to 8		88.35

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Bank Reconciliation

	Statement Date	Statement Balance	Actual Balance	Unpresented Cheques	Credits not shown	Difference
Community Premium Accounts	31.10.19	£100.00				
		£49,551.21	£46,289.76	£3,361.45	£0.00	£0.00
Cash		£0.00	£0.00			£0.00
		£49,651.21	£46,289.76	£3,361.45	£0.00	

Statement of Accounts vs Budget

	Budget	Actual	Reserves	Budget	Actual
Assets B/Forward		£19,181.80			
Income			Expenditure		
Precept	£9,500.00	£9,500.00	Staff Costs	£2,880.00	£2,387.95
Grants	£331.20	£9,313.20	Admin	£1,550.00	£517.68
Bank Interest	£5.00	£30.34	Donations	£600.00	£875.00
Loan	£0.00	£0.00	Street Lighting	£350.00	£373.75
Other	£360.00	£180.00	CIL	£0.00	£1,778.22
CIL	£0.00	£16,697.14	Insurance	£350.00	£329.28
VAT Repayment	£0.00	£298.01	Inspection	£350.00	£0.00
			P3 Scheme	£360.00	£0.00
			Licensed Footpaths	£175.00	£484.00
			Contingency	£500.00	£193.13
			Maintenance	£630.00	£42.00
			Loan Repayment	£0.00	£0.00
			Loan Interest	£0.00	£0.00
			Allotments / Conservation	£665.00	£214.92
			Neighbourhood Plan	£1,500.00	£1,483.19
			VAT Paid	£0.00	£503.61
Total	£10,196.20	£36,018.69	Total	£0.00	£9,900.00
			Assets C/Forward		£46,289.76
Total		£55,200.49	Total		£55,472.49

End of Appendices

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