

MINUTES OF AN ORDINARY MEETING OF THE NAYLAND WITH WISSINGTON PARISH COUNCIL HELD ON WEDNESDAY, 8th April 2009, AT 7.30 PM IN THE CHURCH HALL, BEAR STREET, NAYLAND.

Present: G Battye (Chairman), Mrs George, Mrs Knox, Mrs Mimpriss, R Spencer, Mrs Fuller, Mrs Sparrow, Ms Knight, C Hunt, Mrs Hattrell (Clerk), R Cave (District Councillor), Mrs Bray (for the Press) and approximately 34 members of the public.

1. **Public Forum**

Mr Alexander from the Conservation Society had already provided a copy of their response to Colchester Borough Council. He confirmed that additionally 100 of their members had written individually objecting and also some other 40 residents have written objecting. They are mainly opposed to the negative impact on the AONB, the scale, proposed retail element and increased traffic. He urged careful consideration by the Parish Council and for the sake of the Parish and surrounding area he believed the Council should object. Mr Elden then asked whether the Parish Council was permitted to actively campaign against the development. The Chairman explained that the Parish Council would consider how to respond in this evenings meeting and a representative from the press is present. Mr Pawsey then spoke in favour of the development. He supports the development of a very unattractive site. The Bunting family are business people who will be persistent in pursuing this or other developments on the site. He stated that most traffic will arrive from the south, so the impact locally will be minimal and if not a heritage centre we could be faced with an application for housing. Concerns were raised by another member of the public that the plans did not contain enough detail on the construction methods and materials. One building is designed with a living wall in a steel frame. She was concerned that if this involves growing plants within the frame it will take time to establish and look untidy in the meantime. She urged the Parish Council to request more information if they are not satisfied with the detail. Mr Stover expressed concern that where 485,000 visitors will come from and that a proportion would drive through the village. Mrs Freeman was concerned as to the quality of heritage offering. She confirmed it was not clear whether any breadth or depth or serious museum type display. Mr Chapman spoke of the effects of uncertainty on the housing market and urged progress to a decision one way or another. A representative from a local business felt that the centre could increase their trade, however, on balance were against the development because of its potential effects on the unique setting in unspoilt countryside.

2. **Apologies for Absence**

None were received.

3. **Minutes of Previous Meeting**

Acceptance of the minutes of the meeting held on 11th March 2009 were proposed by Mrs Fuller, seconded by Mrs Knox and carried with two abstentions due to absence at the previous meeting.

4. **Planning**

1) **Decisions received**

No confirmations had been received from Babergh District Council.

2) **Horkesley Heritage Centre Application**

The Chairman read through the correspondence copied from residents opposing the development. He also confirmed a letter had been received from the applicants responding to some of the issues raised by those in opposition. The Chairman confirmed that full Council had met as a working party and much research had gone in prior to that meeting. The minutes of the working party meeting on 23rd March were confirmed as a true record. Consideration was then given as to the process for putting forward a response from the Parish Council. Mrs Sparrow suggested using the letter to the previous withdrawn application as a basis. Attention turned to the retail aspects. There was broad consensus that with compulsory ticket entry, this made the application more acceptable than the previous one. Mrs George believed conditions should state that in no circumstances the entrance fee should be reimbursed. Discussion followed as to whether any future proposal to use the retail aspects independently would require separate planning permission. Mrs Fuller believed that the application on this occasion was categorised due to the majority use of the site. Mrs Mimpriss did not believe any condition relating to entry prices would be enforceable as market conditions would dictate. Mrs Fuller was concerned that the development could easily become a retail park.

Attention then turned to the overall development. Mrs Fuller believed the development to be unnatural going against the AONB. Mrs Sparrow was concerned with the scale of the development. Mrs Mimpriss pointed to the overall impact. Mrs Fuller opposes the 10,000 square metres, 35 ft high development that will be very visible without regulated finishing times.

Mrs Mimpriss then proposed that this Council objects to the application. This was seconded by Mrs Sparrow and carried with 6 in favour and 3 against. Mrs Sparrow then suggested Council concentrates on the priority of objections. Mrs Sparrow suggested that the main objection is that of the proposed location 75% in the AONB. This is followed concerns of increased traffic. R Spencer suggested using the points raised by the working party as a basis of a reply. Mrs Fuller believed the application is contrary to CO2 & CO3 which are aimed at protecting the AONB and Stour Valley. Mrs Knox objects entirely on the Constable connections because of the potential effects on the village and others with similar connections. She cited Dedham in mid summer and felt that Nayland has low key tourism presently. Mrs Mimpriss believed the elevated position will overshadow the valley and will be totally visible in its surroundings. C Hunt believed the application documentation demonstrates it will not dominate. R Spencer was concerned over light pollution. Mrs Sparrow pointed out that the National Trust do not wish to spread tourist developments into the Dedham Vale beyond Flatford and Dedham as they do not perceive it to be Constable Country and because they do not consider the road infrastructure to be good enough.

Attention then turned to traffic issues. Increased traffic could include service vehicles, visitors' traffic, deliveries from internet sales, hopper buses, coaches from ports etc. Mrs George felt that enhancement of public transport was visionary and vague. Mrs George drew from the data provided that 23% of the projected 485,000 visitors will travel through Suffolk. There was some consensus that the A134 is not of a sufficient standard to cope. C Hunt felt that traffic was the main issue for the village. Mrs Mimpriss believed that traffic would increase due to service vehicles, staff vehicles and visitors. She also believed the increased competition would displace local jobs and people would need to travel further to work. Mrs Sparrow noted that visitors to the centre would visit Nayland and also the Anchor Public House. Mrs Mimpriss proposed that the substantially increased traffic as a result of the development would be detrimental to the area. This was seconded by R Spencer and carried with 7 in favour and 2 against. Other points noted included inconsistencies in the travel data, the narrow streets in Nayland with existing parking issues.

Attention then turned to potential Light and Noise Pollution. The Chairman referred to the data stating that the light generated would be less than previously from the glass houses. R Spencer stated that he feels strongly against any further light or noise pollution. There was consensus that there is lack of clarity regarding evening functions. Events could involve music, fireworks and lighting into the night. R Spencer believed all these factors are alien to the AONB. Mrs Mimpriss believed the light pollution to be a factor affecting the visual impact of the development.

Mrs Sparrow advised that on the subject of ecology, she has changed her view. A development of this scale with human activity is bound to affect local wildlife. Mrs Mimpriss felt it will have a major impact. Some wildlife will adapt well and others will not. Mrs George accepted the development would bring change. A resolution to object on ecological grounds in the AONB failed due to lack of support.

It was agreed to include reference to the height of borders to the Right of Way going through the park.

Regarding the Proposed Buildings, Mrs George was concerned that the windows may reflect the light and increase the impact on its surroundings.

Overall, the impact of the AONB was discussed. Questioning was raised as to whether we have a duty to protect the AONB over the impact of this application and whether the tranquillity enjoyed by a few should be reserved. Concern was expressed that if this venture fails, how it may be adapted. Mrs Knox confirmed that she believed the scheme to be too large and she would probably not oppose a smaller one. Mrs George agreed. Ms Knight confirmed that she was not against the scheme and embraced the potential change it would bring. Mrs Fuller believed the scale of the scheme to be too large and would impact on the AONB.

The Chairman proposed that the impact of the scale would have an adverse impact on the AONB.

7 voted in favour of this statement and 2 against. It was agreed for the Chairman and Vice Chairman to draft a suitable response picking up the points raised above. This draft will be circulated as much as possible, however, timescales are limited. The response needs to be with Colchester Borough Council by Friday 17th April, so only major points should be altered – **Action Chairman & Mrs Fuller.**

3) B/09/ - Nayland Sewage Treatment Works

This application was considered between meetings to comply with the deadline. The Parish Council had no objections to the construction of a glass reinforced plastic kiosk housing chemical injection plant within operational area of an exiting sewage treatment plant at Cockey Hatch, Off Stoke Road.

4) B/09/00078/FHA – 6 Harpers Estate

The Parish Council had no objections to revised plans to construct a new vehicular access.

5. Report by District Councillor

District Councillor Richard Cave was present to deliver his report. He advised that consideration of unitary councils for Suffolk was ongoing and he has summarised the position in Community Times. Lowestoft has not been included in both options. In his view, the latter option would prove unbalanced. An announcement from the Boundary Committee is expected by 15th July and the Secretary of State by the end of August. Firm decisions should be in place by the end of the year. However, judicial challenges may delay progress further.

6. Housing Needs

The Chairman explained that the Public Display of Proposals is going ahead on Wednesday 22nd April from 3.00 pm to 6.45 pm in the Village Hall. C Hunt agreed to attend at 2.30 pm with the Clerk to help setting up. R Spencer will attend from 3.00 pm, Mrs Knox and Mrs Fuller from 4.30 pm and Mrs George and Mrs Sparrow from 5.30 pm. It was agreed for the Clerk to leave her key with the representatives present and leave members to lock up at the end of the event. The Chairman confirmed that the donor is still on board. Mrs Fuller expressed concern that once legal advisors are appointed, matters could be raised in conveyance. The Chairman explained that Flagship was concerned with a delay comprising the funding of the project. The Chairman confirmed that the Clerk has issued a letter to Flagship outlining the views of the Council and stressing that they should resolve outstanding issues with the donor before the event and thereafter move towards exchange of contracts as soon as practicable. It was confirmed that Flagship will donate £10,000 towards a footpath from the development to the A134. Mrs Fuller offered to arrange a site meeting with John Goodyear from Suffolk County Council regarding the footpath. The Clerk has already forwarded details to Mrs Fuller – **Action Mrs Fuller.** Mrs Fuller reminded that Flagship have still to resolve the fencing issue on Plot 2, Harpers Estate. It was agreed for the Clerk to contact Jenny Spilman at Flagship to take this forward – **Action Clerk.**

7. Finance

The Clerk confirmed the cash position as at 31st March 2009 as £1000.00 in the Community Account, £10668.56 in the linked Deposit Account and £7725.10 in the Capital Investment Fund Reserve Account making a total of £19393.66. The End of Year Accounts was circulated ahead of the meeting together with explanations of how the figures were broken down and differ from the previous year. C Hunt proposed acceptance of the Accounts subject to Internal and External Audit. This was seconded by Ms Knight and unanimously carried. The question of Internal Audit was then discussed. The Clerk explained that the Council currently does not have an Internal Auditor. She enquired with Suffolk Association of Local Councils to establish whether they had an approved list. They advised that they will be providing an Internal Audit service for a charge relating to precept amounting to around £150. The Chairman proposed that we instruct Suffolk Association of Local Councils as Internal Auditor. This was seconded by Mrs George and unanimously carried. The Chairman advised that a letter has been issued to Suffolk County Council relating to the use of the Locality Budget grant. A cheque is now awaited.

8. Accounts for Payment

The following cheques were approved for payment:-

DK Hattrell (Clerk's Salary).....	£593.36
Inland Revenue Only (Clerk's Deductions and ERS NIC).....	£207.98
Suffolk County Council (Clerk's Pension)	£235.31
Babergh District Council (Bin Empty Charges)	£299.59
Suffolk County Council (G39 Street Lighting)	£118.02
Suffolk Accident Rescue Service (S137 Donation)	£94.00
Sudbury & District Citizens Advice Bureau (Donation)	£94.00

Homestart Babergh (£137 Donation)	£94.00
Suffolk ACRE (Subscription)	£25.00
Suffolk Association of Local Councils (Subscriptions)	£345.40
John Peak & Sons (Hedges)	£109.25
Environment Agency (Drainage Charges on Allotment Field)	£11.76

9. Street Lighting

The Clerk advised that representatives from SALC met with EDF and Suffolk County Council on Monday 6th April. The outcome of that meeting is awaited. The Chairman confirmed a letter has been received from Nigel Panting at Suffolk County Council. He has been appointed Intelligent Transport Systems and Street Lighting Team Leader. It was confirmed that the branch obstructing the street light in Bear Street has been cut away. It was agreed for R Spencer to check the Wiston Road street lights are now working to enable the Clerk to release the cheque to Suffolk County Council – **Action R Spencer**.

10. Village Hall

Mrs Knox confirmed that the current Chairman, Mr Wright, will be resigning as Chairman of the Village Hall Management Committee after this year. Mrs Knox confirmed that the tree reported by Mrs George in the recreation ground has been inspected by the Tree Warden and David Pizzey from Babergh District Council. They both do not see a hazard with the tree in question. The working party is scheduled for Saturday 18th April. Mrs Sparrow and R Spencer confirmed they would represent the Parish Council. The Chairman confirmed he would be willing to attend on an alternative day, however, cannot make Saturday 18th April.

11. Correspondence

The Chairman confirmed that Suffolk County Council has changed their policy regarding acceptance of plaster board at Suffolk Household Waste Recycling Centres. With immediate effect they will only be accepting limited quantities at certain waste recycling centres. It was confirmed that the resident backing onto the cemetery has cut overhanging branches and returned them to the Burial Ground. These have been removed by our contractors. In future, the resident will dispose of any branches without further reference to the Parish Council. The Chairman advised that we should remain vigilant regarding vandalism in the village. Reports have been made of vandalism at the school and in the play ground. The Chairman confirmed that our Police Community Support Officer has been away due to ill health and has now returned to restricted duties. We are still awaiting the name of a representative to attend the Annual Parish Assembly from Suffolk Police. The Chairman asked that the meetings with Parish Councils held by Babergh Council on 4th November at Stoke by Nayland Club be included as an agenda item at the May meeting – **Action Clerk**. The Chairman confirmed that the new Boundary Committee options on unitary local government in Suffolk are now in circulation. This will involve an agenda item at the May meeting – **Action Clerk**.

12. Highways

The Chairman confirmed the police have no issue with double yellow lines on the Harpers Estate junction with Bear Street. It was agreed to inform the Dr's Surgery accordingly – **Action Clerk**. The Clerk advised that Suffolk County Council are now investigating funding as their criteria has changed since this was originally put forward. Pot holes were reported that are following a left turn from Bures Road towards Smallbridge Hall, they are located near the crossroads. Further, there is a pot hole adjacent to the fence of number 5 Fen Street. It was agreed for the Clerk to report to County Highways – **Action Clerk**.

13. Footpaths

It was confirmed that issues with footpath 3 involving a displaced sign, loose stile step and leaning tree have been reported to the Right of Way Officer at Suffolk County Council. Mrs Mimpriss reported an issue with footpath 8. The new hedging and fencing work has meant the stile to the drive to the camp site can no longer be negotiated with dogs. Prior to the hedging and fencing work, it was possible for dogs to get through a gap in the fence. It was agreed to ask the Right of Way Officer whether it would be possible to adapt the stile so that dogs could get through – **Action Clerk**.

14. Burial Ground

It was agreed to defer the item on burial fees to the June agenda – **Action Clerk**. The memorial request was approved subject to illustration – **Action Clerk**. The quotation from Roy Mortimer Horticultural Contractors to trim ivy on fence and remove waste, remove 3 sections of fence and replace with new fencing and concrete post and to level and seed waste soil left by grave diggers was discussed. The Chairman proposed acceptance of the quotation. This was seconded by Mrs Fuller and unanimously carried. It was agreed for the Clerk to instruct

the contractors accordingly and also seek permission from the adjacent land owners to access their gardens during the work – **Action Clerk.**

15. **Recreation Grounds & Open Spaces**

A quotation to stain 17 benches in the village was discussed. This amounted to £655.00 and following discussion C Hunt proposed we proceed with the work. This was seconded by Mrs George and unanimously carried. It was agreed for the Clerk to instruct Mr Stow accordingly – **Action Clerk.** The Chairman confirmed that Nick Elliott from Babergh District Council has confirmed the section 106 recreation contributions need to be spent within 20 years. It was agreed to defer discussion on this item until next meeting – **Action Clerk.** The Chairman reported that a cheque was still awaited in respect of the restoration of the horsewatering area in the sum of £245.00. It was agreed to issue a reminder accordingly – **Action Clerk.** Attention then turned to the problem with dog fouling in the village. It was agreed to obtain posters and notices from Babergh District Council to enable council members and Clerk to display. It was also agreed to include an article in Community Times in this respect – **Action Clerk.**

16. **Allotments**

The Clerk reported that Mr Crowdell is giving up his allotment numbered 1B. The next person on the waiting list is actually helping him to work his allotment presently and is happy with the condition for transfer. It was agreed to proceed to transfer it to the new tenant – **Action Clerk.**

17. **Annual Parish Assembly**

It was agreed for members to arrive at 7.30 pm on the evening to set up the hall prior to the 8.00 pm start on 27th April 2009.

The meeting closed at 10.20pm