

MINUTES of the MEETING of BOXFORD PARISH COUNCIL held on Monday 6th January 2020 at 7.30 p.m. in Bell House, Stone Street Road, Boxford.

PRESENT: J Fincham-Jacques (Chairman), A Sargeant (Vice Chairman), S Mattocks, M Wooderson, D Hattrell (Clerk), J Finch (County Cllr), B Hurren (District Cllr) and 2 members of the public.

APOLOGIES: P Wallis.

DECLARATION OF INTEREST BY COUNCILLORS: Nothing was declared.

MINUTES OF 2ND DECEMBER 2019: Accepted as correct.

MATTERS ARISING FROM THE MINUTES: Nothing was raised.

PUBLIC FORUM: The Parish Council was reminded of the tractor parking outside the Garage obstructing pedestrians and vision at the junction. The suggestion of an advisory "no parking" T shape to assist people getting from the Bus Shelter to the buses was made again. This is due to inconsiderate drivers parking too close to the Bus Shelter. A tree has split on School Hill and the footpath was raised as too narrow through the Churchyard. A request was made that 106/CIL money could be used to widen the path. In relation to the Planning, comments were made that the same objections will apply to a new Weavers Green application and observations were made that parking would be an issue for the development plans at The Fleece. On other matters, concern was expressed about potential plans for Sunflowers Childcare to develop the land at the bus turning circle for a playground.

REVIEW OF ITEMS RAISED BY THE PUBLIC: Members of the Parish Council explained their discussions with the owner of the Garage and also Police involvement in relation to obstructive parking. The resident agreed to contact the Police again. J Finch agreed to look into potential plans for Sunflowers to develop the land into a playground.

COUNTY COUNCIL REPORT: County Cllr J Finch attended and reminded the meeting of the Primary School place deadline approaching. Further Special Educational Needs and Disability unit places will be available from September. Further Adoption and Fostering sessions have been arranged. The new Sand Hill signs are ready to go ahead following some hedge cutting in the immediate vicinity. He asked for instructions from the Parish Council in relation to the protection of the Churchyard wall. It was noted the timescale to achieve double yellow lines in the vicinity of the wall was disappointing. Members agreed to try white lines on the wall side as that is achievable and may improve the situation - **Action Clerk.**

DISTRICT COUNCIL REPORT: District Cllr B Hurren attended and reported The Fleece application will go before the Committee if the Planning Officers are minded to approve. Budget is to be announced soon. The 5 Year Land Supply is holding strong currently and the Local Plan is progressing. B Hurren reminded members about the forthcoming Parish Liaison Meetings which are unfortunately being held during the day rather than in the evening. This does prevent many Councillors from attending. A scraper will be used on Wash Lane as the sweep is not sufficient. The foliage in the lay-by at Station Field is being cleared by a volunteer. M Wooderson agreed to represent the Parish Council at a

forthcoming meeting at Goodlands regarding the communal areas. The unauthorised driving along the croft continues. A memorial cemetery seat is being made which will go in the place of the one that was stolen some years ago. A working party might be put together to clear the path to Primrose Wood.

FINANCE: The Bank balances as at 6th January were **£41700.70** in the Community Account, **£13390.71** in the Deposit Account and **£52512.82** in the Reserve Account making a total of **£107604.23**.

The Precept form requiring a 1.9% increase giving a Precept of £38869 this year was duly completed. The most up to date model Financial Regulations had been adapted to reflect our requirements. These were circulated ahead of the Meeting. The Chairman proposed adoption of these Regulations. This was seconded by M Wooderson and unanimously carried.

The Service Level Agreement for next year's sweeping and monitoring contract was raised and it was agreed to monitor the work of the contractors and discuss under an Agenda item at the February Meeting - **Action Clerk**.

The following payments were approved: -

Cheque No.	Payee	Amount	Details
Funds Tr	PCC of Boxford	1750.00	Contribution Church Ins
Funds Tr	D K Hattrell	858.00	Clerk's Salary
Funds Tr	HM Revenue	55.18	Clerk's ddtns & ERS NIC
Funds Tr	SCC - Pension ACC	287.51	Clerk's Pension
Funds Tr	M Nutt	200.00	Church Clock

NEIGHBOURHOOD PLANNING: There was nothing to report.

CORRESPONDENCE: The correspondence report was discussed. A letter was read to the meeting seeking a suitable location to store a model of Boxford. It was agreed the Parish Council will make space in Bell House. Some planning will be needed to make this possible, however, it was agreed for the Clerk to confirm the principle at this stage - **Action Clerk**.

CEMETERY: An application for additional inscription was considered and approved - **Action Clerk**.

REPORTS AND QUESTIONS FROM CHAIRMAN AND MEMBERS: Some updates were discussed but no actions agreed that hadn't already been dealt with earlier in the meeting.

The meeting closed at **9.29 p.m.**

Planning Meeting Held by Boxford Parish Council at Bell House, Boxford on Monday 6th January 2020

The following decisions were advised from the Planning Authority: -

- a) Planning permission had been refused for a new dwelling and detached garage following demolition of existing bungalow at Homestead, Hadleigh Road - **DC/19/04816**
- b) The application for change of use, erection of 6 dwellings and 5 holiday cabins at The Brewers Arms, Bower House Tye had been withdrawn - **DC/19/04957**

The following were discussed: -

- 1) Green Lawns Bonsai Nursery, Hadleigh Road - Appeal against decision to refuse permission for erection of 4 detached dwellings - **APP/D3505/W/19/3240526**. There was nothing to add to the Parish Council's previous response.
- 2) The Fleece, 8-10 Broad Street - Applications for Planning Permission and Listed Building Consent to part convert and change the use of public house and associated outbuildings to form 3 flats and 3 dwelling houses - **DC/19/05557 & 05558**.

It was agreed to apply for The Fleece to be recorded as a Community Asset - **Action Clerk**.

The following response was agreed to the Planning: -

Boxford Parish Council strongly objects to these plans due to the unjustified change of use to crucial parts of the business premises and the loss of an important heritage asset to the Village. The Fleece is an employment site and even partial conversion would be contrary to Policies CS15 and CS17 of the Babergh Local Plan 2011-2031. Saved Policy EM24 requires that appropriate employment uses have been fully explored. There has not been a marketing campaign in relation to the function room, beer garden or outbuildings ahead of this proposed change of use. Our concern is that the changes are not designed to enhance the pub and retail unit (currently hair salon) and would have the opposite effect leading to failure of highly regarded village amenities. For your information, following approaches from residents and our Neighbourhood Planning Steering Group, this Parish Council is registering The Fleece as a Community Asset. In relation to the Heritage aspects, there is no justification for this development that would outweigh the harm to this significant building in the heart of the Village. Therefore under the National Planning Policy Framework 2019 para.s 194-196, refusal of this application is required. Further we do not believe the proposed changes are reversible bearing in mind the division of the premises into separate residential tenancies and potentially separate ownerships. In relation to vehicular/pedestrian safety, this aspect needs exploration. The close proximity of cars, for the new residential units parking to the rear of the pub, to pedestrians accessing the pub and hair salon would need careful planning. Also the exit onto Broad Street may cause difficulty. We already have an issue in the centre of the village due to lack of parking which could have an impact on the viability of important village amenities. Therefore, any development should be self contained as far as parking is concerned. For all of the above reasons Boxford Parish Council objects to these applications.

3) 2 The Causeway, Boxford - Application for works to trees in Conservation Area - **DC/19/05748. No Objections.**

4) Rear of 2 - 16 Ash Street, Boxford - Notification of works to trees in Conservation Area - **DC/19/05892. No Objections.**

5) Any other urgent Planning matters: It was noted a new application was being prepared for what the developers have named Weavers Green. It was agreed to circulate the Decision Notice for the previous application to enable members to research ahead of the new application - **Action Clerk.**