

**Shimpling Parish Council**  
**Minutes of Meeting of the Council**  
**Monday 13<sup>th</sup> January 2020, 7.30pm in the Village Hall**

**Present:**

**Councillors:** Katie Haselhurst (Chair), Mike Atkins, Gerry Shrimpton, Colin Johnston, Dan Sharpstone  
**County Councillor:** Cllr Richard Kemp      **District Councillor:** Cllr Michael Holt Cllr Stephen Plumb  
**Clerk:** Stuart Palmer

1. **Apologies for absence:** Liz Brunwin and Ken Rush, apologies received and accepted
2. **Declarations of Members Interest(s):**
  - a. **To receive disclosure of pecuniary and non-pecuniary interest(s) including gifts of hospitality in excess of £25:** None made
  - b. **To consider requests for dispensation for the agenda item(s) under discussion:** None disclosed

**Public Participation session**

Two members of the public (MOP) attended. One MOP thanked the council and chair for their hard work to re-establish a bus service for the village.

3. **Approval of minutes of the previous meeting:** Members agreed that minutes of the meeting held on 11<sup>th</sup> November 2019 were a true and accurate record. The minutes were duly signed by Chair of the meeting.
4. **Chair's report:** The Vice Chair of the PC gave the Chair of the Council's report:
  - Following on from all the hard work done by Cllr Shrimpton and other local Parish Councils, the Chair was pleased to report that Suffolk County Council have agreed a weekly bus on a Wednesday to Bury St Edmunds. This service is subject to regular reviews so if it is not adequately supported, it will be withdrawn. This has been publicised in the local press and leaflets have been posted on noticeboards, through letter boxes, via the village round robin and on the Shimpling Community Facebook page. The Parish Council continue to press for public access to the school bus each morning.
  - A post box has been purchased for the Village Hall and Laurence Rooke has kindly agreed to put this up for us. The Chair thanked him for his help with this.
  - The Chair has received and responded where appropriate to several letters/emails regarding vandalism at the football hut on the edge of Shimpling and Hallifax Place trees.
  - A date has been set for the annual Village Clean Up morning of Sunday 15<sup>th</sup> March at 11.00am. This is a chance to clear the village of litter and to clean road signs. This year she would also like to add the cleaning of the village bus stop and will advertise and ask for volunteers to help with this.
  - Despite the ill health of the Chairman of the Village Hall Committee, she arranged the annual post Christmas lunch at the Bush on the 12<sup>th</sup> December which was well supported.
  - Other community events which the Chair was involved with and which were well supported were the Christmas Market and Carol singing around the village and at the Bush public house.
5. **District Councillors report:** Cllr Michael Holt gave the following update:
  - A briefing note was published by the District council on the 2<sup>nd</sup> Tuesday of the month and is available to the clerk.
  - Free swimming for under 17s continues to be a success and there are plans to continue it in other school holidays.
  - A new cycling proficiency area has been set up in Belle Vue Park.
  - The council are to consider a clamp down on council tax fraud while helping those in need.
  - A tea room in Lavenham and Chinese Takeaway in Sudbury have been fined for food offences.
  - Communities across Babergh and Mid Suffolk received a funding boost totalling £791,000.

- The council are considering options for the use of Belle Vue House including sheltered housing with a café and heritage centre.
- The Tree for Life scheme seems to have been a success and popular.

6. **County Councillors report:** Cllr Richard Kemp gave the following update:

- The General Election has caused some delays and rescheduling of some council functions.
- Civil Parking Enforcement, the transfer of responsibility from Police to local councils is expected to take place on 31<sup>st</sup> January with implementation in April.
- SCC will raise the rates collected by 3.9% increase on last year.
- Cllr Kemp was asked by a member to help with getting a response from the lead SCC member on buses. Cllr Kemp agreed to intervene.

7. **Crime matters;** The new county wide newsletter available was dated December and is available online:

<https://www.suffolk.police.uk/your-area/snt-newsletters>

There is an opportunity to receive crime information via Police Connect. Go to [www.suffolk.police.uk/services/police-connect](http://www.suffolk.police.uk/services/police-connect) and register.

The Clerk read out some highlights but they did not impact on Shimpling.

8. **Public Transport:** The Chair reported that thanks in the main to great efforts from members, district and county council members and indeed the Shimpling Community, a bus service has been reinstated to start on Wednesday 15<sup>th</sup> January and will run every Wednesday into Bury St Edmunds on a trial basis. The Chair urged all to use the service to ensure it is sustainable.

9. **Village Hall**

- **Village Hall Committee** – There had been no meeting since the last PC meeting to report. However, it was reported that the VHC organised a post Christmas meal for the village which was a success.

10. **Responsible Finance Officer's Finance Report:**

10a) The Clerk and RFO gave the following update to the meeting: This had been a quiet period with little outgoing. Leaving balances as follows:

Treasures Account	£5177
Business Account	£8221
Including CIL of	£2952

The Clerk offered to take questions on finances but there were none.

10b) Precept Setting:

At the last meeting the Parish Council approved a budget for 2020/21 of £9743.00. As the only regular income the PC gets is from the Precept it was necessary to set the Precept to cover the budget. This was agreed to be set at £9743. The clerk has now received the Tax Base figures for next year as: **189.08**, a slight increase in the Tax Base. Therefore a Band D will be charged **£51.53**. Higher bands will pay more and lower bands will pay less.

This represents a small increase compared to last year when each Band D paid £51.34. Total percentage rise is 0.37% rise on last year.

The forms requesting the precept be raised by Babergh District council were duly signed by the Clerk, Chair of the meeting and two additional councillors.

10c) To acknowledge payments made outside meeting

- Network999 Services re Laptop memory... £104.38  
LGA 1972 s 111 (ancillary Powers)
- The Safe Shop re post box for VH..... £59.95  
LGA 1972 s 133 (Public Buildings)

10d) The following accounts were approved for payment:

• Clerk's net salary payment after Tax	£232.36
• HMRC Tax payment	£58.00
• Admin and Expenses payment	£12.60
LGA 1972 s 112 (Emp of Staff)	
• Lark Valley Willow re grass cutting	£681.60
(Open Spaces Act 1906 ss 9 & 10)	

The above payment schedule was approved by members.

11. **Clerks Report:** A full copy of the Clerk's report was circulated to members prior to the meeting. The following matters were considered for resolution:

**a) Summary of Progress:** During this period (Nov-Jan) I have worked under the given time frame of 4hrs per week (8 hours under). I have taken some leave and reduced hours to stay within budget.

Other updates covered elsewhere in the meeting.

## 12. Community Assets:

The Chair introduced the item that a member of the village had raised the idea that the PC should register the Bush Inn as a Community Asset. The Clerk had added an explanation about this to the papers and is reproduced at Appendix A below: The scheme allows a community or group to register an asset of particular value to a community. This does not affect the ownership of the property but effectively registers an interest in the asset, should the owners ever decide to sell the asset. The District Councillors stated they had experience with this. One application was successful and one failed. They said it was important to show that social and other activities important to the community were supported by the asset, such as the village luncheon mentioned earlier, quiz nights, the cart race. This had to be shown over at least 2 years. It required at least 21 people in the village to support it. One member stated that a recent appeal on housing behind the pub had noted the community value of the pub. The landlord of the pub had been alerted to the agenda item but the owner was not able to be contacted.

Members felt it was important to contact the owner before any further work on this was completed. It is believed the owner is Paul Moore.

**Action: Clerk to find owners details and write to him explaining the PC wanted to explore registering the pub as a community asset for the village.**

## 13. Planning:

The Clerk gave an update on planning applications:

Planning Decisions

- a) DC/19/04675 – Rye Cottage, Bunkers Hill, Shimpling IP29 4HX - Granted
- b) DC/18/03094 and DC/18/03095 Cracketts, The Street, Shimpling – Planning Appeals - Denied
- c) Not used

Planning Applications

- d) DC/19/05671 - Barn At Shimplingthorn , Old Rectory Lane, Shimpling, IP29 4HQ
- e) DC/19/05623 - Barn At Shimplingthorne, Old Rectory Lane, Shimpling, Bury St Edmunds Suffolk IP29 4HQ

These applications were discussed together. One member said that the applications looked straightforward but once again, no planning statement was supplied. He raised concern about traffic using the access lane which was already difficult.

Members agreed to support the applications whilst raising concern about the access.

**Action: Clerk to send a letter of support on application d and e**

- f) Joint Local Plan

One member stated that the further response from BDC had been very misleading and intended to draft a further response.

**Action: Clerk to liaise with Cllr Johnston to write again to BDC re the lack of detail on green space in the proposed Local Plan.**

14. Playground

One member showed a new set of goal posts constructed of wood to replace the existing goal posts. Updating the goal posts had previously been agreed as a priority from Community Infrastructure Levy funds. However the members stated that the models proposed were too expensive to purchase and would be too expensive to maintain. Members preferred to explore cheaper options.

15. Textile Bank

One member proposed organising a textile bank to sit alongside the paper and bottle bank to reduce waste, encourage recycling and bring income into the Parish. Initial contact with the district council and waste company had been positive. Members agreed to the initiative subject to resolving the issue of permission and ownership of the land on the site and suitable hard standing.

16. **Correspondence Received:** Two letters received are reported above in the Chair's report.

17. **Urgent Matters to be brought to the attention of the council**

Cllr Dan Sharpstone gave notice of his intention to resign with immediate effect as he was moving home. He was thanked by the chair and members for his extensive voluntary service over the years and wished the best for the future. It was noted that the village would need a new Tree Warden too.

**Action: Clerk to deal with the new member vacancy according to regulations.**

One member raised the need for reflector posts at the junction of the Street and A134.

**Action: Clerk to notify highways of the need for reflector posts.**

**There being no further business the meeting concluded at 9. 05 pm.**

## About Community Right to Bid

The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the Government in the Localism Act 2011 and came into force in September 2012.

The aim of the Right is to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale.

Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their communities as 'assets of community value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset.

### What types of land or building can be nominated?

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests. The regulations list a number of situations where land or buildings are exempted from inclusion on the list or operation of the moratorium. These include homes, hotels, assets being transferred between kindred businesses, and Church of England land holdings. It is expected that the Community Right to Bid could be used to nominate land and buildings such as village shops, public houses, former schools, swimming pools and public open space. These might currently be owned by the local authority or another public body, but they could also be owned by a private company or an individual.

### Who can submit nominations?

A number of community organisations can nominate land and buildings for inclusion on the list: parish councils, neighbourhood forums (as defined in neighbourhood planning regulations), unconstituted community groups of at least 21 members, not-for-private-profit organisations (e.g. charities). The full detail of eligible groups is available in regulations 4, 5 and 12 of the Assets of Community Value regulations.

### How do I submit a nomination?

The Nomination Form for listing as an Asset of Community Value can be completed online from our [Nomination Form page](#).

### What happens once a nomination has been received?

Once a nomination has been received, the Council has eight weeks in which to consider it and reach a decision on whether or not it is valid and a listing should be made. The Council will tell the owners and occupiers of the property when they receive a nomination. If the nomination meets the Government's requirements, it will be included on a list of assets of community value for five years and recorded as a local land charge. The owners and occupiers of the asset will also be informed. If the nomination does not meet the criteria, it will be included on a list of unsuccessful nominations and the owners and occupiers will be informed. If a nomination is unsuccessful, the council will write to the nominator giving reasons why.

[A list of successful and unsuccessful nominations can be viewed](#)

## **What can property owners do if they are unhappy about their property being listed?**

Property owners can request a review of the listing of their asset. This can be done by writing to the Council's Legal Services Corporate Manager at the address above. The review will look at whether the asset should be removed from the list of assets of community value or remain.

## **What happens when the listed asset comes up for sale?**

If the owner of a listed asset wants to sell it they must inform the local authority of their intention to do so in writing (unless it falls into one of the excluded categories). The council will then write to the community group who listed the asset to inform them that it is coming up for sale, and that an interim moratorium period of 6 weeks has been triggered, and invite them or any other eligible community interest group to make an expression of interest in bidding during this 6 weeks.

If no expressions of interest are received, the asset owner can go ahead with selling it after the 6 weeks has ended. If an expression of interest is received, the council will then extend the moratorium period to a total of 6 months from when the owner gave notice of their intention to sell. The owner cannot conclude a sale of their property unless it is an exempt disposal, or the disposal is to an eligible community group.

The Community Right to Bid does not give a right of first refusal to community groups to buy a listed asset. And at the end of the moratorium period the owner can sell the asset for whatever price they wish to whoever they want. What the scheme does do, however, is that it provides a window of time for community groups to pull together the funding necessary to bid to buy the asset on the open market.

## **Where can I find out more information?**

The [My Community Rights website](#) is recommended for all round advice and guidance on all the Community Rights. It has information on Funding and other sources of Support.

The other links below are for:

[Assets of Community Value Regulations 2012](#)

[The Localism Act Part 5 Chapter 3 Assets of Community Value](#)

[Non-Statutory Advice Note for Local Authorities](#)

### **In this section**

- [About Community Right to Bid](#)
- [About Community Right to Challenge](#)
- [Assets of Community Value Lists](#)
- [Neighbourhood Plans](#)
- [Nomination Form](#)

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