

# **ELMSWELL PARISH COUNCIL**

Minutes of an Ordinary Meeting of full Council held on

**Monday 18<sup>th</sup> December 2017 at 7.30pm**

**at The Blackbourne, Blackbourne Road, IP30 9UH**

**Present:** Cllrs Burch, Edmonds, Friend, Hawes, Pallett (Chairman), Schofield, Mrs Taber, Wiley

**Attending:** District Council Ward Member Mrs Sarah Mansel  
District Council Ward Member Mr John Levantis  
Parish Clerk Mr Peter Dow

17.12.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Barker who was on holiday
- 1.2 An apology for absence was received from Cllr Ms Indurain as she was at hospital
- 1.3 The absence of Cllr Pratt was noted

17.12.02 **Resolved:**

**That the Minutes of the Parish Council Meeting held on 20<sup>th</sup> November 2017 be agreed as a true record.**

17.12.03 **Noted:**

That there were no Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items declared and no additions, deletions or alterations to the Council's Register of Interests.

17.12.04 **Noted:**

That the Meeting noted:

- 4.1 A written report from Cllr Friend on SALC Area Meeting
- 4.2 A written report from SCC Ward Member Mrs Jane Storey
- 4.3 A written report from District Council Ward Member Mrs Sarah Mansel
- 4.4 A written report from District Council Ward Member Mr John Levantis
- 4.5 A written report from the BWMA
- 4.6 Oral confirmation from Cllr Mansel that the vacant bungalows at Manns Court are to be demolished and replaced and that the vacant warden's flat there is to be let to appropriate homeless families.
- 4.7 Additional information from Cllr Levantis regarding the proposed move to a single MSDC / Babergh Authority suggesting that the process will be delayed and may be halted by a substantial minority of Babergh councillors.

17.12.05 **Noted:**

The following when questions or comment was invited from Councillors on any matter reported under Agenda item 4 or on other District Council or County Council matters;

- 5.1 Cllr Burch expressed dissatisfaction on the part of many residents observing the amount of time the Manns Court properties have remained empty at a time of severe housing need. Cllr Mansel conveyed an apology on behalf of MSDC officers who accept that there has been an unacceptably lax approach to the matter and their determination to bring it to a swift and sensible conclusion.
- 5.2 Cllr Mrs Taber voiced concerns that homeless families are to be given access to the sheltered accommodation units at Manns Court by virtue of their occupancy of the 3 bedroomed flat there. Cllr Mansel reassured the Meeting that officers were aware and would allocate appropriately.

17.12.06 **Noted:**

That when any questions or comment from the public was invited on any matter on this agenda, none were forthcoming.

17.12.07

**Noted:**

The following correspondence to this meeting unrelated relate to an Agenda item;

- 7.1 With Elmswell Bowls Club and with the Elmswell Fox Bowls Club
- 7.2 To SCC, response to Minerals & Waste Local Plan consultation.
- 7.3 From Sustrans, draft Project Brief updating feasibility of Elmswell / Woolpit Community Path scheme.
- 7.4 From MSDC/Babergh re new single Council consultation.
- 7.5 From the Principal of Thurston College seeking support for her stance against proposed changes to SCC's home-school transport policies and the Clerk's response confirming Council support and copying the letter sent to SCC outlining Council's concerns.

17.12.08

**Noted:**

The meeting received the Clerk's report as per Appendix A.

- 8.1 The Clerk confirmed that he and the Chairman would attend, as invited, a meeting called for 12<sup>th</sup> January by SCC to receive a report from Highways England on proposed works early next year to the eastbound carriageway of A14 between J47A an Elmswell & J49 at Tothill.

17.12.09

**Noted:**

That when any Complaints Committee business for information, to be noted or for inclusion on a future agenda was invited, none was forthcoming and that the date of the next Complaints Committee meeting was not known.

17.12.10

**Noted:**

Planning results as notified by Mid Suffolk District Council.

- 10.1 DC/1703737 Change of use of land for the siting of container...  
Lay-by at Bunkers Hill Refused EPC objected
- 10.2 APP/W3520/W/17/3182865 Erection of detached dwelling  
Hill Farm Barn, Ashfield Road Appeal dismissed
- 10.3 DC/17/03876 Railway Tavern, School Road - Withdrawn

17.12.11

**Noted:**

Planning Applications as referred by Mid Suffolk District Council for comment:

11.1 **DC/17/05409**

**Erection of single storey dwelling, detached garage and vehicular access  
Mulberry Farm, Ashfield Road**

Councillors objected to this application for the following reasons:

- 1 The application seeks to benefit from the permission granted ref 2705/16 under the 2015 GPDO exemption as a Class Q development. This establishes the principle of domestic use for the converted building on the grounds of its previous use for agricultural storage, as a stock barn, and piggery. The constraints implicit in the Order do not encompass the more stringent requirements of the 1990 Town & Country Planning Act under which this application is made.
- 2 The original building having been, in the interim, demolished, this application is for a new site in the countryside within the setting of a listed building within the constraints of the 1990 Act.
- 3 The proposal clearly exceeds the original footprint in that it includes a double garage with store above in an arrangement that would make conversion into separate habitable living space a matter of Permitted Development.
- 4 The changes in fenestration and roof pitch present a result detrimental to the setting of Mulberry Farm House, a Listed Building.
- 5 The amended route of the driveway further detracts from the setting of the main house creating a result which is at odds with the cohesive relationship which exists between the farm house and its outbuildings.

- 6 NPPF paragraph 132 has it that, in circumstances such as this, the harm done to the heritage asset should be weighed against the public benefits of the proposal. In the context of Elmswell's current development pressures, with over 800 dwellings at various stages of the Planning process and with building-out of these dwellings already impinging, the public benefit of another dwelling is minimal.
- 7 NPPF paragraph 55 states that any assessment of sustainability should have reference to the effect on the host community on its vitality. As above at 6, Elmswell is under pressure to sustain the housing development it has, in recent short order, had to accept. This application is a further strain on the very stressed community infrastructure and, as such cannot be deemed to be sustainable.
- 8 Given that NPPF strictures do not, therefore, hold sway here, Councillors have reference to Local Plan Policy H7 which protects the character and appearance of the countryside outside of settlement boundaries, as is the case here. Further, Policy GP1 looks to maintain and enhance the character and appearance of the surroundings, a test which this application signally fails.

11.2 **DC/17/04954**

**Erection of single storey extension  
The Stag Café, A14 Slip Road, Woolpit**

Councillors objected to this application as the site is currently subject, under references 0668/10 & 3325/11/NMA, to Planning enforcement action. An extension to a building which does not enjoy the benefit of full Planning permission should not be countenanced.

11.3 **DC/17/05923**

**Application for consent to carry out works to tree(s) protected by a tree preservation order**

**1 Grange Meadows**

Councillors objected to this application for the following reasons:

- 1 No sound reason is given for the scheduled works. Size and inconvenient shading are insufficient justification for the scale and nature of the proposal.
- 2 The trees appear at the moment to be healthy. Works to the ashes will encourage the development of cholera in the new growth.
- 3 The proposals for this scale of surgery in light of little evident justification would, if granted, make similarly poorly-founded applications difficult to resist.

11.4 **DC/17/05668**

**Erection of two storey side extension and single storey rear extension  
2 Cooks Road**

Councillors agreed to support this application

11.5 **DC/17/05984**

**Application for consent to carry out works to tree(s) protected by a tree preservation Order**

**Chart House, Church Road**

Councillors agreed to support this application

17.12.12

**Resolved:**

**That the Clerk makes known the Council's comments on the above Planning applications to the Professional Lead for Growth & Sustainable Planning at Mid Suffolk District Council.**

17.12.13

**Noted:**

The following other Planning business:

- 13.1 The Clerk drew Councillors' attention to a recently received Application ref. DC/17/05961 for the erection of a 2 bedroom bungalow at The Gables, Ashfield Road and his request for an extension of the consultation deadline to 16<sup>th</sup> January. The Meeting agreed that an Extraordinary Meeting should be called should the extended time limit not be granted.

- 17.12.14 **Resolved:**  
That Council purchases 2 No 600mm rigid plastic traffic signs, 'No Goods Vehicles Over 7.5 tonnes', for installation at Shop corner on School Road and on New Road at the crossroads of Warren Lane / Cross Street / Church Road for a cost not to exceed £99.00 including delivery excluding VAT.
- 17.12.15 **Resolved:**  
That Cllr Barker be asked to join the Chairman and Vice chairman of Council in conducting the annual review of Council's systems of internal control of the stewardship of the Council's finances and resources on a date to be agreed in January.
- 17.12.16 **Noted:**  
That Councillors had attended training session on 14<sup>th</sup> December when the Clerk went through the process of budgeting towards the setting of a precept including line-by-line analysis of historic income & cost centres, forecast outturns for the current year and projections for the 2018 / 2019 financial year. These were applied to various precept level options given the provisional Band D equivalent supplied by Mid Suffolk and with an awareness that the Government's Local Government Finance Settlement had not yet been published and that the position regarding precept referendums for town & parish councils was not yet, therefore, determined. Fully detailed printouts of the process and the options considered were available to all Councillors towards informing a precept proposal at the January meeting.
- 17.12.17 **Noted:**  
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.11.17.
- 17.12.18 **Resolved:**  
That proposed payments, scheduled as Appendix D, be authorised.
- 17.12.19 **Noted:**  
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure of £114,669.90.
- 17.12.20 **Noted:**  
There was no public comment or questions on matters relevant to Council business.
- 17.12.21 **Noted:**  
The following when other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited:  
21.1 The Clerk confirmed that he was chasing progress on the Neighbourhood Plan and the re-costing of the proposed Relief Road scheme which would be key to the Plan outcomes.
- 17.12.22 **Noted:**  
That the next meeting of Council was scheduled for Monday 15<sup>th</sup> January beginning at 7.30 p.m. at the Blackbourne.
- 17.12.23 **Noted:**  
That the meeting closed at 8.52pm.