

ELMSWELL PARISH COUNCIL

Minutes of an Extraordinary Meeting of full Council held on Thursday 3rd August 2017 at 7.30pm at The Blackbourne, Blackbourne Road, IP30 9UH

Present: Cllrs Barker, Edmonds, Pallett (Chairman), Pratt, Schofield, Mrs Taber, Wiley

Attending: Parish Clerk Mr Peter Dow

17.08.01 **Noted:**

1.1 Apologies for absence were accepted from Cllrs Burch, Friend, Hawes and Ms Indurain.

17.08.02 **Noted:**

The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and to note any additions, deletions or alterations to the Council's Register of Interests;

2.1 Cllr Edmonds declared a Local Non-Pecuniary Interest in Agenda item 5.9 as he knew the applicant as a customer of his business.

17.08.03 **Noted:**

The following correspondence to this meeting;

3.1 From Woolpit Parish Council re the recent MSDC Haughley Park Position Statement outlining their opposition to the proposals.

3.2 To Sajid Javid, Secretary of State for Communities & Local Government, asking for the Planning Application ref. 4909/16 at Warren Lane to be called in on grounds that it deserves to be treated as a Strategic Planning matter in the context of multiple recent applications for off-plan speculative housing developments.

3.3 To Philip Isbell, Corporate Manager, Development Management, at Mid Suffolk District Council re Elmswell Parish Council's commitment to offer a financial contribution in the event that MSDC's refusal for Planning Permission related to future large off-plan housing developments in Elmswell, Thurston or Woolpit were to be the subject of appeal to the Planning Inspectorate.

3.4 To Thurston and Woolpit Parish Councils confirming Elmswell Parish Council's position as at 3.3 and inviting their co-operation.

17.08.04 **Noted:**

That there was no public comment or questions on agenda items.

17.08.05 **Noted:**

Planning applications as notified by Mid Suffolk District Council;

05.1 **DC/17/03546**

To replace existing timber boundary fence at 2 Blackbourne Road

The Meeting objected to this application as there seems little justification in terms of benefit to the dwelling to balance the clear detrimental effect that the change in height between the proposal fence and Street Farm fence would have on the street scene. The application fails to respect the character and appearance of a prominent feature in close proximity to Street Farm, a Listed Building.

In coming to this conclusion, Councillors had reference to Structure Plan policies GP1 & H13

05.2 **DC/17/03502**

Listed building consent – replacement of windows 1-4 Tudor Cottages, School Road

The Meeting agreed to support this application

- 05.3 **DC/17/03532**
Outline Planning Application with all matters reserved.
Erection of 1 No. chalet bungalow at Crimond, Oak Lane
The Meeting agreed to support this application
- 05.4 **DC/17/03254**
Erection of two storey rear extension and single storey side extension
(following demolition of single and two storey rear extension)
Pippins, Station Road
The Meeting agreed to support this application
- 05.5 **0210/17**
Outline planning application for the development of up to 112 residential
units will all matters reserved except for access
Land to the East of Ashfield Road
The Meeting agreed to support this application but, in light of recent statistics gathered by the Community Speed Watch Group indicating 32,752 vehicles travelling south on Ashfield Road past the proposed access to this development and recording 16,920 of these vehicles (52%) exceeding the speed limit approaching a dangerous bend, confirmed that they would wish to see Permission conditioned by a requirement for further consultation with SCC Highways towards the implementation of remediation measures to address the increased hazard posed by the traffic accessing and leaving the new development.
- 05.6 **DC/17/03354 and DC/17/03355**
Applications for Listed Building & Planning Consent for Parking lay-by
1-4 Tudor Cottages, School Road
The Meeting agreed to support this application with the rider that there should be a boundary treatment Condition requiring the picket fence to be replaced by a brick wall built so as to mirror the original in keeping with the distinctive style and appearance of the cottages.
- 05.7 **4909/16**
Outline Planning permission sought for the erection of up to 38 dwellings
with associated vehicular and pedestrian access.
Land East of Warren lane and West of Cresmedow Way
The Meeting agreed that Council should continue to defend its original detailed objections by the personal representations of the Clerk at the MSDC Planning Committee meeting on 09.08.17 and that these be strengthened with reference to the Permission granted for 240 houses at Wetherden Road which pose an unarguable extra burden over and above that posed when their original objections were stated.
- 05.8 **DC/17/03647**
Erection of single storey front extension
The Bracken, Oak Lane
The Meeting agreed to support this application.

05.9 **DC/17/03792**

**Erection of a new dwelling and revised vehicular access
Grange House, 112 Bennett Avenue**

The Meeting objected to this application as it seeks to overdevelop a site producing a crowded and overbearing result in the context of the neighbourhood at this end of Bennett Avenue which comprises substantial dwellings of character set in appropriately large plots. The result would be a serious loss of amenity to Nos. 110 & 112 adjacent with clear problems of overlooking into the property at 110. The access close to the bend and adjacent to the Oxer Close junction which serves Elmswell Primary School poses a clear highway safety risk, particularly during the busy periods at the beginning and end of the school day when parking is a serious problem at this point.

In reaching these conclusions, Councillors were informed by Core Strategy Policy CS5 and Local Plan Policies GP1, H13, H15, SB2 & T10.

17.08.06

Resolved:

That Elmswell Parish Council makes known to the Corporate Manager, Development Management, at Mid Suffolk District Council its views on the Planning applications on this agenda.

17.08.07

Resolved:

That Mr Peter Hancock of Jubilee Terrace be appointed as Village Warden within the terms and conditions laid down in the Statement of Particulars of Employment dated 26.07.17.

17.08.08

Noted:

The progress in the matter of a Letter Before Action sent to a resident regarding fly tipping at Clay Field.

17.08.09

Noted:

The following when any other business for information, to be noted or for inclusion on a future agenda was invited;

9.1 The Clerk drew the Meeting's attention to the calling of a further Extraordinary Meeting on 21st August to deal with further recent Planning applications within the MSDC deadline for comment.

9.2 The Clerk confirmed that he would attend the MSDC Planning Committee B meeting on 9th August in order to reinforce Council's opposition to the Application ref. 4909/16 at Warren Lane / Cresmedow Way.

17.08.10

Noted:

That there was no public comment on further matters relevant to Council business.

17.08.11

Noted:

That the date of next scheduled Ordinary Meeting was confirmed as Monday 18th September beginning at 7.30pm at the Blackbourne and that an Extraordinary Meeting of Council is to be held on the 21st August beginning at 7.30pm.

17.08.12

Noted:

That the meeting closed at 8.57pm