

# **ELMSWELL PARISH COUNCIL**

**Minutes of an Ordinary Meeting of full Council held on**

**Monday 15<sup>th</sup> April 2019 at 7.30pm**

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

**Present:** Cllrs Burch, Edmonds, Friend, Hawes, Ms Indurain, Pallett (Chairman), Schofield, Wiley

**Attending:** District Council Ward Member Mrs Sarah Mansel  
District Council Ward Member Mr John Levantis  
Parish Clerk Mr Peter Dow  
3 members of the public

19.04.01 **Noted:**  
1.1 An apology for absence was noted from Cllr Barker as he was on holiday  
1.2 An apology for absence was accepted from Cllr Pratt as he had a work commitment  
1.3 An apology for absence from County Council Ward Member Mrs Jane Storey

19.04.02 **Resolved:**  
**That the Minutes of the Parish Council Meeting held on 18<sup>th</sup> March 2019, as tabled, be agreed as a true record.**

19.04.03 **Noted:**  
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and any additions, deletions or alterations to the Council's Register of Interests noted;  
3.1 Cllr Ms Indurain declared a Local Non-Pecuniary Interest in Agenda item 14 as she was a Trustee of ElmsWild which body would benefit from the proposed grant.

19.04.04 **Noted:**  
4.1 A written report from County Council Ward Member Cllr Jane Storey  
4.2 A written report from District Council Ward Member Sarah Mansel  
4.3 A written report from the BWMA

19.04.05 **Noted:**  
The following when questions or comment from Councillors were invited or the public on any District Council or County Council matter or on any matter on this agenda;  
5.1 Cllr Mansel confirmed that she knew of no further progress in the matter of the bungalows at Manns Court which have been empty for some years because a leakage of heating oil has rendered the dwellings uninhabitable.

19.04.06 **Noted:**  
Correspondence to this meeting unrelated to an Agenda item and to take action as appropriate.  
6.1 With Cllr Levantis re Planning issues at 10 Wetherden Road  
6.2 From Rev Goodridge re Songs of Praise evening *circulated*  
6.3 From the Secretary of the BWMA re Tavern site

19.04.07 **Noted:**  
The Clerk's report as per Appendix A.

19.04.08 **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.

19.04.09

**Noted:**

Planning results as notified by Mid Suffolk District Council & Suffolk County Council.

- |     |               |   |                   |
|-----|---------------|---|-------------------|
| 9.1 | DC/19/00572   | Application for listed building consent...<br>Dagwood farm, Ashfield Road<br>GRANTED  | EPC no comment    |
| 9.2 | DC/19/00399   | Erection of 1no. dwelling...<br>Land adjacent to Marlborough, Cross Street<br>GRANTED | EPC supported     |
| 9.3 | DC/18/04331   | Non material amendment...<br>24 Little Green<br>APPROVED                              | EPC no comment    |
| 9.4 | DC/18/03597   | Discharge of Conditions 3 & 4...<br>Church Hill Cottage, School Road<br>REFUSAL       | EPC no comment    |
| 9.5 | DC/19/01163   | Works to trees...<br>20 Oxer Close<br>GRANTED   | EPC no comment    |
| 9.6 | DC/18/05623   | Erection of workshop...siting of caravan<br>10 Wetherden Road<br>REFUSED              | EPC objected      |
| 9.7 | SCC/0022/19MS | Erection and use of new modular office...<br>Lawn Farm Quarry<br>GRANTED              | EPC not consulted |

19.04.10

**Noted:**

The Planning Applications as referred by MSDC for comment:

- |      |                    |  |
|------|--------------------|--|
| 10.1 | <b>DC/19/00204</b> | <b>Creation of new vehicular access with installation of a drop kerb<br/>30 Wetherden Road</b><br>Councillors agreed to support this application   |
| 10.2 | <b>DC/19/01488</b> | <b>Erection of single storey front and rear extensions and new front<br/>porch. Erection of new garage to the rear of the property<br/>Canley House, Church Road</b><br>Councillors agreed to support this application   |
| 10.3 | <b>DC/19/01578</b> | <b>Erection of single storey side and rear extension following<br/>demolition of existing rear extension and outbuildings<br/>The Emms, Wetherden Road</b><br>Councillors agreed to support this application   |
| 10.4 | <b>DC/19/01596</b> | <b>Conversion of barn to form 1no. dwelling with single storey extension<br/>The Old Granary adj. Ten Ten, Kiln Lane</b><br>Councillors objected to this application for the following reasons:<br>The site is in the countryside clearly outside of the Development Envelope<br>of Elmswell. To permit further encroachment of development into Kiln Lane<br>would run counter to Local Plan Policy SB1 and there is no mitigating factor<br>presented to support intrusion which is, clearly, against the overriding<br>principal of protecting the countryside for its own sake.<br>The long-standing guidance of PPG7 remains valid and very relevant here.<br>Conversion is inappropriate when buildings are unsuitable for conversion<br>without significant alteration, rebuilding or extension. Overcoming the lack<br>of access and fenestration would run counter to Local Plan Policy H9 which<br>requires that conversion must respect the structure form and character of<br>the original building and that new openings must be kept to a minimum.<br>The building is a brick-built storage shed and the proposed conversion<br>merely pays lip service to the historic structure which is totally unsuited to<br>domestic adaptation without drastic alterations removing all reference to its<br>provenance.<br>Kiln Lane is a single-track country lane with no footpath along its entire<br>length. It is already at capacity as the village expands and traffic seeks<br>ways around the increasingly busy main through routes. This Proposal,<br>therefore, runs counter to Local Plan policy T10 which requires that existing<br>roads giving access to a proposed development should be suitable in terms<br>of the safe and free flow of traffic and pedestrian safety. |

The Application goes against NPPF policies of sustainability. In its strictures on promoting sustainable transport it argues for an awareness of potential impacts on transport networks [para 102(a)], focussing on locations which can be made sustainable through limiting the need to travel [para 103] and for attention to the impacts from a proposal on the transport network [para 108(c)]. This is a proposal for a dwelling along a narrow country road situated almost a mile from the village facilities. In NPPF terms it is unsustainable.

- 10.5    **DC/19/01671**    **Erection of single storey rear extension following removal of rear conservatory and chimney stack  
Manorbier, Ashfield Road**  
Councillors agreed to support this application
- 10.6    **DC/19/01700**    **Variation of Condition 2 re DC/18/02826 to allow changes to plot 2  
Orchard House & Woodstock, Ashfield Road**  
Councillors made no comment on this application
- 19.04.11    **Resolved:**  
**That the Clerk makes known the Council's comments on the above Planning applications to the Corporate Manager, Growth & Sustainable Planning, at Mid Suffolk District Council.**
- 19.04.12    **Noted:**  
That there was no other Planning business.
- 19.04.13    **Resolved:**  
**That Elmswell Parish Council submits to Mid Suffolk District Council an Expression of Interest to Bid for the Railway Tavern, School Road, Elmswell.**
- 19.04.14    **Resolved:**  
**That Elmswell Parish Council supports the ElmsWild Flowers community project by sponsoring the purchase and distribution of pollinator-friendly seeds to the village children in a sum not exceeding £300.00.**
- 19.04.15    **Noted:**  
The proposed disposal by the owners of the Railway Tavern site at School Road and the Meeting's agreement that this offers multiple possible benefits if purchased by EPC on behalf of the community. The Clerk was asked to convene the Annual Parish Meeting with this matter as a prominent feature so that the public mood can be tested.
- 19.04.16    **Noted:**  
That the Clerk's proposed response to the consultation on the Babergh and Mid Suffolk Joint Area Parking Plan to the effect that a 3 year moratorium on submission of Parking Petitions following publication of the Plan was sound and should go forward as council's response.
- 19.04.17    **Noted:**  
That the Clerk's proposed response to the Woolpit Neighbourhood Plan pre-submission consultation, that the 'Community Action Comments' might include mention of the desirability of considering the establishment of a Community Land Trust towards the delivery of affordable community housing, should go forward as Council's comment.
- 19.04.18    **Proposal: Cllr Pallett;**  
**That the Clerk and Chairman be granted Delegated Powers to appoint the most suitable applicant to the post of Weekend Caretaker at Blackbourne under a zero hours contract provisionally set at a typical maximum of 4 hours per week but allowing flexibility for further hours as necessary.**  
Seconded Cllr Hawes  
**Proposal carried**

- 19.04.19      **Proposal: Cllr Edmonds**  
**That, once assurances for the requisite funding are in hand, the Clerk and Chairman be granted Delegated Powers to sign a Contract for the refurbishment of the Wesley chapel and construction of a new community hub building following the demolition of the old hall for a sum not to exceed £750,000.00.**  
Seconded Cllr Friend  
**Proposal carried**
- 19.04.20      **Noted:**  
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 29.03.19.
- 19.04.21      **Resolved:**  
**That proposed payments, scheduled as Appendix D, be authorised.**
- 19.04.22      **Noted:**  
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 19.04.23      **Noted:**  
The following when public comment or questions on matters relevant to Council business;  
23.1      District Council Ward Member Mr John Levantis thanked Councillors for their help and co-operation during his term as a District Councillor which ends on 6<sup>th</sup> May. Councillors thanked him in turn, particularly regarding his efforts to deal with Planning issues at 10 Wetherden Road and in the matter of trying to elicit detailed figures on the Mid Suffolk CIFCO investment scheme.
- 19.04.24      **Noted:**  
That there was no other business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda.
- 19.04.25      **Noted:**  
That the next meeting of Council was scheduled to be the Annual Meeting on Monday 20<sup>th</sup> May 2019 beginning at the earlier time of 7.00 p.m. at the Blackbourne.
- 19.04.26      **Noted:**  
That the meeting closed at 9.12pm