

# ELMSWELL PARISH COUNCIL

## Minutes of an Extraordinary Meeting of full Council held on

Thursday, 8<sup>th</sup> August 2019 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

**Present:** Cllrs Mrs Mansel, Osborne, Pallett (Chairman), Mrs Roots, Schofield, Shaw

**Attending:** Parish Clerk Mr Peter Dow

19.08.01 **Noted:**

- 1.1 An apology for absence was accepted from Cllr Barker who had another commitment
- 1.2 An apology for absence was accepted from Cllr Hawes who was unwell
- 1.3 An apology for absence was accepted from Cllr Friend for medical reasons

19.08.02 **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 Pallett declared in Local Non-Pecuniary Interest Agenda item 5.5 at Holly Lodge as he had recently served with Applicant as a fellow Councillor
- 2.2 Cllr Mrs Roots declared a Local Non-Pecuniary Interest Agenda item 5.2, re the Planning application at Warren Close, as she was a near neighbour.

19.08.03 **Noted:**

The following correspondence to this meeting;

- 3.1 From MSDC Arboricultural Officer regarding ash trees outside 52, Bennett Avenue which need to be removed and the clerk's response seeking replacements to be planted.

19.08.04 **Noted:**

That there was no public comment or questions.

19.08.05 **Noted:**

The Planning applications as notified by Mid Suffolk District Council, being:

5.1 **DC/19/03343**

**Construction of new vehicular access to serve dwellings approved under DC/18/00843 and DC/18/02792**

**Land North of Grove Lane**

Councillors agreed to make no comment on this application

5.2 **DC/19/03423**

**Erection of two-storey side extension, single storey rear extension (resubmission of withdrawn application DC/19/02234) 9, Warren Close**

Councillors objected to this application for the following reasons;

Warren Close is a well-considered and carefully balanced grouping of dwellings of mixed sizes and orientations but all very deliberately arranged and sited in combinations that create a pleasing cohesion. No. 9 Warren Close belongs to such an assemblage of 4 houses which sit together at the heart of the Close and are visually significant because of their position on the sweep of the road as it curves and facing opposite the junction to a small spurred cul-de-sac.

The proposal seeks to impose a dramatic and unwelcome intrusion into this pattern

to the serious detriment of the street scene. The built mass would dominate the site from boundary to boundary presenting a bleak and alien appearance at the boundary with 8. The resultant double gable would be at odds with all of the neighbouring properties and would present the incongruous appearance of a pair of semi-detached houses. The zinc cladding to this new roof line sits uncomfortably with the conventional tiled roofs which surround the site and the combination of wood cladding and white render are entirely inconsistent with the street scene. Although having no objection to an extension on this site, and aware of the deliberate attempt by the Applicant to present a strikingly different appearance, Councillors feel that, within the visual context of a very deliberate and effective overall neighbourhood design, which is cohesive, agreeable, and reflects a specific design period, this Proposal seeks to impose a grating and intrusive result. Further, although the status of the space marked as 'garage' on the plans is unclear, it would seem that this could not accommodate a car and that the 3 parking spaces indicated must serve what is, effectively, a 5 bedroomed home.

5.3 **DC/19/03500**

**Application under s73 of the T&CPA for permission under DC/18/01279 to proceed without compliance with condition 7 (Landscaping Scheme) to relocate a landscape bund Land at Lawn Farm, Warren Lane**

Elmswell Parish Council has consistently objected to this development. To encourage further expansion would be inconsistent with the case as made previously against ad hoc intrusions into the countryside such as this.

Further, the emerging Elmswell Neighbourhood Plan is encouraging employment sites within the village, avoiding the inevitable conflicts of a site which is ill served by the highway network with its reliance on single-track country lane access from Elmswell.

Councillors urge rejection of this Proposal and to any amendment to the extant Permission which might make inappropriate expansion easier.

5.4 **DC/19/02897**

**Erection of a grain store and erection of a machinery store with staff welfare facilities/office above**

**Crossways Farm, Kiln Lane**

Councillors agreed to support this application

5.5 **DC/19/03458**

**Outline Planning Application (some matters reserved – access to be considered) Erection of 3 No detached dwellings and new access. Land to the rear of Holly Lodge, Cross Street**

Councillors objected to this application for the following reasons;

It seeks to serve 4 dwellings which between them share 10 bedrooms. This scale of occupancy will mean that the narrow road serving the backland development, which cannot, given the orientation of the host dwelling, run in a straight line, poses the risk of a blind approach in the case of opposing traffic entering and leaving the site. Vehicular conflict and the possibility of backing-up on to Cross Street are inevitable.

The visibility splay is, as confirmed in the Planning Statement, deficient in terms of the SCC requirements for such a site. Any, 'betterment', in relation to the existing access to Holly Lodge is negated by the number of vehicle movements generated by a development of this size. Comparison with the adjacent plot at Marlborough, where a sub-standard visibility splay was permitted, is inappropriate given the significant difference in the intensification of use between the sites.

The immediate proximity of the access at Marlborough to the East and, a few metres to the West, the awkward and hazardous staggered crossroads at Warren Lane / New Road / Church Road / Cross Street, makes it imperative that any access to this site complies fully with the safety standards laid down by the Highways Authority. This Proposal falls far short of those standards. No such concession can be afforded in this case.

Given the relentless increase in traffic as the 240 dwellings at Wetherden Road are built out, this factor alone merits refusal of the application.

5.6 **DC/19/03523**

**Application for Planning Permission without compliance of conditions Kiln Farm Cottage, Kiln Lane**

Councillors objected to this application citing the following reasoning; Elmswell Parish Council made detailed objections to this ad hoc development in the countryside when presented under ref. DC/18/05363 in January 2018. Those objections extend to this attempt to remove conditions imposed under the Permission which was ultimately granted.

19.08.06

**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.**

19.08.07

7.1 **Proposal: Cllr Mansel;**

**That the Clerk puts in train the necessary processes towards the establishment of an Elmswell Community Land Trust with a view to making land available for that Trust to provide affordable social housing should the purchase of the Greene King development site on School Road by the Council succeed.**

Seconded: Cllr Shaw

**Proposal carried**

7.2 **Proposal: Cllr Shaw;**

**That the Clerk should co-ordinate the production and publication via the Elmswell Newsletter of an explanatory leaflet regarding the Community Land Trust and other benefits should the Greene King site be secured for the community and that this publication should invite confirmation of public support for such a scheme.**

Seconded: Cllr Schofield

**Proposal carried**

19.08.08

**Proposal; Cllr Pallett:**

**That Cllr Osborne becomes an authorised signatory to the Council's current account with the Co-op Bank.**

Seconded Cllr Mansel

**Proposal carried**

- 19.08.09      **Noted:**  
The following other business for information, to be noted or for inclusion on a future agenda:  
9.1      The Meeting agreed that a further meeting was not necessary to discuss Application ref. DC/19/03583, being a re-submission of plans for an extension including over a car port at 6 Hawk End Lane, as EPC had not objected to the original scheme which was subsequently modified in consultation with MSDC, such modifications having no bearing on the original EPC decision.  
9.2      The Clerk confirmed that the application for 105 houses at Parnell Lane / School Road is awaiting clarification of the SCC Highways view prior to submission to a Planning Committee for determination.  
9.3      The Clerk undertook to confirm the trigger point at which the Hawk End Lane / Bacon Factory footpath diversion must be opened in terms of house completions on the Taylor Wimpey site.  
9.4      Following discussion on the possible effectiveness of 30mph repeater stickers on the litter bins and other street furniture along Ashfield Road, Councillors were invited to make a proposal to a future meeting if they felt this to be appropriate.
- 19.08.10      **Noted:**  
That there was no public comment invited on further matters relevant to Council business.
- 19.08.11      **Noted:**  
That the date of next scheduled meeting was Monday 16<sup>th</sup> September beginning at 7.30pm at the Blackbourne.
- 19.08.12      **Noted:**  
That the meeting closed at 9.26pm.