

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 21st January 2019 at 7.30pm
at The Blackbourne, Blackbourne Road, IP30 9UH**

Present: Cllrs Barker, Burch, Edmonds, Friend, Hawes, Ms Indurain, Pallett (Chairman)

Attending: District Council Ward Member Mrs Sarah Mansel
Parish Clerk Mr Peter Dow
2 members of the public

19.01.01 **Noted:**

- 1.1 An apology for absence was accepted from Cllr Schofield who had family issues
- 1.2 An apology for absence was accepted from Cllr Wiley who had a work commitment
- 1.3 An apology for absence was accepted from Cllr Mrs Taber who had a work commitment
- 1.4 An apology for absence was accepted from Cllr Pratt who had a work commitment

19.01.02 **Resolved:**

That the Minutes of the Parish Council Meeting held on 19th November 2018, as tabled, be agreed as a true record.

19.01.03 **Noted:**

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

- 3.1 Cllr Edmonds declared a Local Non-Pecuniary Interest in agenda item 17, payment to The Elmswell Fox Bowls Club, as he was a member of the Club.
- 3.1 Cllr Burch declared a Local Non-Pecuniary Interest in agenda item 17, payment to The Elmswell Fox Bowls Club, as he was a member of the Club.

19.01.04 **Noted:**

- 4.1 Written reports from County Council Ward Member Cllr Jane Storey
- 4.2 A written report from District Council Ward Member John Levantis
- 4.3 A written report from District Council Ward Member Sarah Mansel
- 4.4 A written report from the BWMA

19.01.05 **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 The Clerk was asked to write to Cllr Levantis seeking clarification on the obscure text in his report regarding Social Prescribing and suggesting that this initiative might seem to fly in the face of SCC's recent decision to phase-out funding for the CAB which already seeks to, 'connect people to sources of support'.
- 5.2 Cllr Mansell added to her Report to confirm that a recent Cabinet decision means publication of the BMSDC Joint Local Plan is deferred until after the May elections.
- 5.3 Cllr Mansel confirmed that the recent £25m PWLB loan taken out by BMSDC towards furthering its programme of commercial business investments as a way of creating income has been authorised by Cabinet.
- 5.4 Cllr Mansel undertook to seek further information on the progress towards rebuilding the Manns Court bungalows damaged by a heating oil leak some 2 years ago and subsequently programmed for demolition.

- 19.01.06 **Noted:**
The following correspondence;
- 6.1 From Elmswell Gardening Club, thanks for recent grant.
 - 6.2 From Elmswell Fox Bowls Club re their donation to Wesley scheme
 - 6.3 From Tinkler's Meadow Campaign Group re establishment of a Local Green Spaces Policy within the BMSDC emerging Joint Local Plan
 - 6.3.1 The Meeting agreed that the Council's interest be registered in this initiative which chimes with comments made in consultations during the Neighbourhood Plan process
 - 6.4 With Jo Churchill MP re CIFCO investment concerns
 - 6.5 From Wetherden PC re Wetherden Road closure
- 19.01.07 **Noted:**
The Clerk's report as per Appendix A.
- 7.1 The Clerk drew Councillors' attention to the MSDC Draft Housing Land supply Position Statement 2018/2019, as circulated, and invited comment towards a formal EPC response to be ratified at the next meeting.
- 19.01.08 **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.
- 19.01.09 **Noted:**
Planning results as notified by Mid Suffolk District Council.
- 9.1 DC/18/04301 Erection of single storey rear extension
Houghton House, Ashfield Road
GRANTED EPC supported
 - 9.2 DC/18/04331 Erection of two storey rear extension....
24 Little Green
GRANTED EPC supported
 - 9.3 DC/18/04437 Erection of detached dwelling...
Land adjacent to South View, Spong Lane
GRANTED EPC supported
 - 9.4 DC/18/04841 Discharge of conditions 3 & 4...
Church Hill Cottage, School Road
APPROVED EPC made no comment
 - 9.5 DC/18/04921 Discharge of conditions 3 & 4...
Church Hill Cottage, School Road
APPROVED EPC made no comment
 - 9.6 DC/18/04538 Erection of two storey side extension
Hilltop Cottage, Church Road
REFUSED EPC supported
 - 9.7 SCC\0080\18MS Variation of Conditions...
Lawn Farm Quarry
GRANTED EPC objected
 - 9.8 DC/18/04776 Erection of first floor extension...
27 Orchard Close
GRANTED EPC supported
 - 9.9 DC/18/04842 Erection of single storey rear extension...
Mayfield, Warren Lane
GRANTED EPC supported
 - 9.10 DC/17/05961 Appeal re erection of 2bedroom bungalow
The Gables, Ashfield Road
Appeal dismissed EPC objected to original Application

9.11	DC/18/03885	Erection of 1no. dwelling... The Pastures, Ashfield Road GRANTED EPC objected
9.12	DC/18/02259	Erection of 8 dwellings... Railway Tavern, School Road GRANTED EPC objected

19.01.10

Noted:

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

10.1 DC/18/05363 Erection of two dwellings, relocation of existing vehicular access, provision of parking/turning areas and landscaping Kiln Farm Cottage, Kiln Lane

Councillors objected to this Proposal within these terms.

This proposal is in the countryside outside of the settlement boundary of the village. It represents an unsustainable form of residential development for which there is no justification, as required by Local Plan Policies H7 & H10 and by Core Strategy Policies Cor1 & Cor2. Councillors have had reference to NPPF paragraph 11 and consider that there are no factors which mitigate in favour of allowing this as an extraordinary case in that the adverse effects of granting permission would outweigh any perceived benefits for the following reasons:

1 It is accepted by the Applicant, and common sense confirms, that the 2 households created under this Proposal would entirely rely on private vehicular transport for access to the amenities at either Elmswell or Woolpit, both in excess of a mile distant.

2 Kiln Lane is a single-track road with no passing places which serves several domestic dwellings as well as a major Anglian Water facility and 3 industrial sites. It is already subject to heavy use and constant degradation of both its verges and its running surface. There is no footway or pavement along any of its length. Any further traffic poses further hazard, contrary to Local Plan Policy T10.

3 Kiln Lane feeds on to Warren Lane for traffic East to Stowmarket or seeking the shortest route into Elmswell. Warren Lane itself is a single-track road with passing places. It must serve as the feeder road to the recently permitted development of up to 38 dwellings at its Northern end. There is no footway along its length until Warren Close at the village boundary. Any additional traffic in this context is clearly adding to the existing hazard for pedestrians and cyclists and for all traffic at the Church Road / Warren Lane / New Road staggered junction, a situation soon to be exacerbated by the traffic from this new estate of houses and by the additional load from 240 dwellings currently being built-out at Wetherden Road. When traffic is frequently diverted from A14 or otherwise through the village, as is proposed for some 3 months during the development of the Wetherden Road housing estate, Warren Lane and Kiln Lane are overwhelmed.

4 In seeking to assess any justification for the granting of this proposal within the constraints of NPPF, Councillors could not accept that the Paragraph 8 objectives of the Framework are met in that;

4.1 There is no economic imperative to add 2 further dwellings to the 648 which currently have the benefit of Planning Permission in Elmswell. Village infrastructure does not need further impetus or growth, rather it struggles to keep pace with the relentless pressures towards a 38% uplift in its housing stock within the short and medium term.

4.2 The social objectives seeking a sufficient number and range of homes towards a strong, vibrant and health community are well met within the growth already determined, as above, and the rider within the Policy aspiring to produce a safe built environment counts entirely against this Proposal for further stress, hazard and congestion on the village's roads.

4.3 Environmental objectives within the Framework are ill-served by a proposal requiring all travel to be by private vehicles rather than, 'minimising waste and pollution and mitigating and adapting to climate change'.

In summary, and with reference, again, to Paragraph 11 of the Framework, the effects of this Proposal would be impose adverse impacts which would significantly and demonstrably outweigh the benefits on a community which has:

- A thoroughly adequate supply of homes
- A robust economy already at a sometimes uncomfortable maximum and looking to be stretched under development pressures

For these reasons, Elmswell Parish Council urges rejection of this application.

10.2 **DC/18/04267 Application for approval of reserved matters.... 60 dwellings granted under 3469/16 on Land to the East of Borley Crescent**

Councillors objected to this application for the following reasons:

1 The community consultations prior to the Outline Permission being granted found considerable favour in light of the overall pattern of house types which sought to accommodate the needs of a neglected demographic in the community by including 16 bungalows. Despite other reservations, the

2 Parish Council and the community at large were supportive of this element of the proposal.

It was profoundly shocking to many residents when, in consultation on the Reserved Matters application, the allocation of plots for bungalows had been reduced to just 2. In discussion with the Parish Council there was a grudging concession that the number of bungalows be increased to 4.

This submission has reverted, once again, to just 2 bungalows.

Apart from the clearly identified need for bungalow accommodation in the community, it was always considered that the strain on the highways infrastructure, given an access which spurs off from an existing large housing estate, would be reduced by the pattern of occupancy that the prevalence of bungalows would present.

Resiling on this clear promise to the host community is an unacceptable and arguably disingenuous tactic.

It would seem part of a policy of cramming the site way beyond the original concept on which the community was consulted in July 2016. Another concomitant of this strategy is the suggestion of garage courts remote from the houses they serve, a well-documented cause of anti-social behaviour and ill maintained public areas. The change of demographic provision implicit in the housing stock now proposed is rendered the more inappropriate by the granting of Permissions for some 398 dwellings on 3 other housing estates in Elmswell since the original concept for this development was mooted. These estates provide more than adequate accommodation of the types proposed here. Without the 27% of the stock in this proposal initially promised as bungalows, both affordable and open market, this proposal is not sustainable.

For these reasons, Elmswell Parish Council urges rejection of the application for approval of Reserved Matters unless and until this glaring mis-match is addressed.

19.01.11 **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.

19.01.12 **Noted:**
The following other Planning business;
12.1 The Clerk confirmed that, as requested by Council, he had queried with MSDC the decision at Spinnakers ref. DC/18/04113 to allow a structure higher than that granted permission under 0717/17 but had, as yet, received no response.

19.01.13 **Noted:**
The continued efforts to clarify the situation regarding the proposed long-term closure of Wetherden Road during construction work, including a meeting earlier in the day with SCC Highways, the various contractor agencies, Ward Members and Wetherden Parish Council called by EPC and attended by the Clerk and Chairman. The key issue of earlier community consultation remains. At this late stage all that could be achieved were various minor adjustments to signage and procedures. A review meeting is fixed following the first week of the closure.

- 19.01.14 **Resolved:**
That Council receives the report on the review of the Council's systems of internal control of the stewardship of the Council's finances and resources carried out on 10.01.2019 by the Vice Chairman of Council, Cllr Pratt, together with Cllr Wiley, noting the findings therein together with the Affirmation of Probity, the Clerk's invited comments and the ensuing Recommendations.
- 19.01.15 **Resolved:**
That the Clerk be asked to customise the NALC Model Standing Orders 2018 (England) together with the commensurate Model Financial Regulations for adoption by the Council at or before the 2019 Annual Meeting.
- 19.01.16 **Noted:**
That progress made in the scheme to refurbish the Wesley chapel as the centrepiece of a new-build community hub facility is within the project time-line. The Planning Application is registered and substantive moves to appoint various professional services are in hand.
- 19.01.17 **Resolved:**
That the Elmswell Fox Bowls Club be thanked for their excellent stewardship of the Council's recycling facility at Station Road for the 3 months ended 30th November and that a grant of £150.00 be made to the Club's funds.
- 19.01.18 **Proposal: Cllr Edmonds;**
That the Elmswell Over 55's Club be thanked for their installation of seasonal decorations in the Chamberlayne Hall over the Christmas period and that a grant of £50.00 be made to the Club's funds.
Secoded by Barker
Substantive Proposal: Cllr Barker;
To substitute the figure £100.00 for £50.00
Secoded Cllr Edmonds
Substantive proposal carried
- 19.01.19 **Resolved:**
That this Council's Precept upon Mid Suffolk District Council as Charging Authority for the financial year 2019 – 2020 be in the sum of £130,051 (one hundred and thirty thousand and fifty-one pounds).
- 19.01.20 **Noted:**
The draft map-based Order from SCC for stopping, waiting and loading prohibitions and restrictions and on-street parking places in Mid Suffolk and that the Clerk is to approach MSDC with a view to opening discussion towards the possible establishment of some controlled parking in Elmswell.
- 19.01.21 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.12.18.
- 19.01.22 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 19.01.23 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.

- 19.01.24 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited;
24.1 The Clerk agreed to speak with the new Slimming World consultant to ask that some of the intrusive banner and 'A' board signage currently advertising the service be removed.
- 19.01.25 **Noted:**
The following when any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited;
25.1 The Meeting agreed that a fee of up to £25.00 would be reasonable in pursuing the matter of accounts, when published on 12th March, relating to the Babergh and Mid Suffolk District Councils' joint investment arm, CIFCO Capital Ltd, to help allay concerns regarding the risk to public funds.
- 19.01.26 **Noted:**
That the next meeting of Council is scheduled for Monday 18th February 2019 beginning at 7.30 p.m. at the Blackbourne.
- 19.01.27 **Noted:**
That the meeting closed at 9.04pm.