

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 18th March 2019 at 7.30pm
at The Blackbourne, Blackbourne Road, IP30 9UH**

Present: Cllrs Burch, Edmonds, Friend, Hawes, Pallett (Chairman), Wiley.

Attending: District Council Ward Member Mrs John Levantis (part)
Parish Clerk Mr Peter Dow
4 members of the public

- 19.03.01 **Noted:**
1.1 An apology for absence was noted from Cllr Barker as he had another meeting
1.2 An apology for absence was accepted from Cllr Ms Indurain as she was unwell
1.3 An apology for absence was accepted from Cllr Schofield for family reasons
1.4 An apology for absence was accepted from Cllr Pratt as he had a work commitment
1.5 An apology for absence from County Council Ward Member Mrs Jane Storey
1.6 An apology for absence from District Council Ward Member Mrs Sarah Mansel
- 19.03.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 18th February 2019, as tabled, be agreed as a true record.
- 19.03.03 **Noted:**
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and to note any additions, deletions or alterations to the Council's Register of Interests;
3.1 Cllr Wiley declared a Local Non-Pecuniary Interest in Agenda item 19.03.13 re Elmsfest as he was an event organiser
3.2 Cllr Friend declared a Local Non-Pecuniary Interest in Agenda item 19.03.13 re Elmsfest as he was an event organiser
- 19.03.04 **Noted:**
4.1 A written report from County Council Ward Member Cllr Jane Storey
4.2 Written reports from District Cllr John Levantis including on BMSDC's Capital Investment Fund Company (CIFCO)
4.3 A written report from District Council Ward Member Sarah Mansel
4.4 A written report from the BWMA
- 19.03.05 **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 There was discussion regarding the recent lengthy closure of Wetherden Road to allow construction works on the adjacent housing development which identified the core issue as the lack of consultation at an early stage with the community through the Parish Council.
- 19.03.06 **Noted:**
The following correspondence;
6.1 From Street Farm Nursey, copy of email to Cllr Jane Storey re provision of a pedestrian crossing outside their premises.
6.2 From Friends of Elmswell School re raffle prize
6.2.1 The Meeting agreed that a grant of £50.00 be made towards the forthcoming Friends of Elmswell School fundraising event.
6.3 To Cllr Levantis seeking confirmation of figures relating to the Social Prescribing proposal as compared with CAB provision.
- 19.03.07 **Noted:**
The Clerk's report as per Appendix A.

- 19.03.08 **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.
- 19.03.09 **Noted:**
Planning results as notified by Mid Suffolk District Council.
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| 9.1 | DC/19/00138 | Refusal of Discharge of Conditions...
Church Hill Cottage, School Road |
| 9.2 | DC/19/0052 | Change of use of Wesley Hall to community use...
Wesley Hall, School Road
GRANTED EPC supported |
| 9.3 | DC/19/00900 | Approval of Non Material Amendments ref DC/18/02792
Land North of Grove Lane |
| 9.4 | DC/18/04264 | Erection of 6 No dwellings...
Land south of Field View, Ashfield road
GRANTED EPC objected |
- 19.03.10 **Noted:**
The Planning Applications as referred by MSDC for comment:
- 10.1 **DC/19/00996 Change of use of annexe to dwelling house
Annexe, Kiln Farm Cottage, Kiln Lane**
The Meeting agreed to support this application
- 10.2 **DC/19/00872 Erection of 3 No. dwelling houses, new vehicular access with
associated landscaping and amenity provision
Land adjacent Dagwood Farm, Ashfield Road**
Councillors urged refusal of this application for the following reasons
- 1 The application is made with no reference at all to the overriding importance of the heritage value of this site, as referred to by the District Council Heritage & Design Officer in his objection.
It sits in the middle of the last remaining segment of Buttenhaugh Green, which was enclosed in 1814 and identified by Norman Scarfe in his definitive book, 'The Suffolk Landscape', as a valuable feature by virtue of the delineation of its Western boundary by the remaining farm houses and the hedge line between them. Scarfe sees a fine example of an enclosed green feature retaining, to this day, considerable and valuable historic landscape integrity. Of the 4 farm houses here, Dagwood (now Honeysuckle Farm) is significant, as its frontage to the Ashfield Road sits in the middle of the medieval strip between, 'Hedgehogs,' to the North and, 'Yew Lodge', to the South. To break this historic pattern by allowing development would be to deny to Elmswell one of this beleaguered community's very rare historic reference points for the sake of adding to the clutter of unnecessary piecemeal housing, effectively denying this last vestige of character and identity.
This would, clearly, run counter to NPPF paragraph 190 requiring assessment of the particular significance of any heritage asset that may be affected by a proposal to avoid conflict between the asset's conservation and the proposal. The case for compliance here is well made.
Similarly, in terms of a 'non-designated heritage asset', paragraph 197 of the Framework requires attention to the harm and loss to significant features such as Buttenhaugh Green.
Local Plan Policy HB7 confirms refusal of development which would adversely affect the character of landscape features of historic interest, as is clearly the case here.
 - 2 The site is in the countryside and cannot be argued as forming part of an existing settlement. As such it should be refused with reference to Policies SB1 & H7.
 - 3 The proposal is unsustainable in terms of NPPF strictures in that the economic viability of Elmswell is ensured by the 458 dwellings currently with extant Planning permission and being built. Further, this reasoning clearly negates any claim that a social contribution will ensue, rather that the strain on infrastructure across the board will be detrimental. The third, environmental benefit, sought within the Framework is, as argued above, clearly not met.
 - 4 The highways danger, as identified by SCC, is unacceptable and Local Plan policy T10 would support rejection on these grounds alone.

10.3 **DC/18/05623 Erection of workshop building; siting of caravan with attached conservatory, front canopy, veranda and raised decking (retention of)**
10 Wetherden Road

Councillors objected to this application for the following reasons:

1 Local knowledge suggests that the assessment of built area within the site by the simple expedient offered by Google Earth is not giving a true reading of the area of the original site now occupied with buildings of one sort or another. Before further consideration is given to any other aspects of the validity of a claim for retention of the works which contribute to the overcrowding a proper survey is necessary.

2 The site presents an appearance which is clearly at odds with a residential neighbourhood. The gradual agglomeration of structures, both with the benefit of Planning permission and, as in this case, without any assessment of their lawfulness or suitability, has created an overwhelmingly crowded result to the clear detriment of the amenity of the neighbourhood.

This runs counter to:

Policy GP1 regarding respect for the character and appearance of the surroundings
Policy H16 in that it materially reduces the amenity of adjacent dwellings and erodes the character of the surrounding area

Policy H18, as it is,

(a) out of keeping with the size and design of the existing dwelling

(b) detrimentally affecting the amenities of neighbours and the character and appearance of the area

(c) over-development within the curtilage

(d) the product of the cumulative effect of a number of extensions

3 The dangerous overcrowding of the site coupled with the presence of gas cylinders and the prevalence of timber in the various structures poses a serious fire hazard, particularly in light of the nature of the business activities which are carried on and for which the 'workshop' is designed.

4 NPPF paragraph 130 urges refusal of applications such as this which fails to take account of the character and quality of this residential setting.

5 This site blights the neighbourhood. If allowed to retain its most recent additions to an already unsightly and overcrowded site it will reinforce the disaffection of many residents with a Planning system that rewards duplicity and effrontery. On the part of the immediate community, Councillors urge rejection of this application and subsequent swift Enforcement action.

19.03.11 **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.

19.03.12 **Noted:**
The following other Planning business;
12.1 It was agreed that the clerk should advise the next meeting as to an appropriate response to the Woolpit Neighbourhood Plan Steering pre-submission consultation.
12.2 The meeting noted Pre-Application advice sought for a proposed development of up to 75 dwellings on land to the west of the former Bacon Factory site, that the Chairman and Clerk had met with the developer's Agent under the Council's Pre-Application protocol to confirm the essence of the Proposal which will be published for public consultation in the Elmswell newsletter.

19.03.13 **Resolved:**
That Elmswell Parish Council supports the ElmsFest family fun day event at Blackbourne on 1st September with a grant of £300.00.

19.03.14 **Noted:**
An oral report from Cllr Pallett on a recent Liaison Meeting with MSDC at which he had pressed for substantive details regarding the BMSDC CIFCO investment vehicle but had received no satisfactory response.

- 19.03.15 **Noted:**
In response to the Clerk's report on the increased workload consequent upon the success of Blackbourne as a venue, the Meeting agreed that a notice be placed in the Elmswell Newsletter advertising the possibility of a part time caretaking post at Blackbourne.
- 19.03.16 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 28.02.19.
- 19.03.17 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 19.03.18 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 19.03.19 **Noted:**
The following when public comment or questions were invited on matters relevant to Council business;
19.1 A member of the public suggested that an aggravating factor in the situation at 10 Wetherden Road was the fact that a business or businesses seem to be run from the site.
- 19.03.20 **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;
20.1 Cllr Levantis confirmed that MSDC can now legitimately claim that it has a 5 year housing land supply and that publication of a draft of the BMSDC Joint Local Plan is deferred until after the forthcoming election.
- 19.03.21 **Noted:**
That the next meeting of Council is scheduled for Monday 15th April 2019 beginning at 7.30 p.m. at the Blackbourne.
- 19.03.22 **Noted:**
That the meeting closed at 9.13pm.