

# **ELMSWELL PARISH COUNCIL**

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

**Monday 18<sup>th</sup> November 2019 at 7.30pm**

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

- Present: Cllrs Barker, Burch, Edmonds, Friend, Hawes, Mansel, Osborne, Pallett (Chairman), Roots, Shaw
- Attending: District Council Ward Member Helen Geake  
Parish Clerk Peter Dow  
3 Members of the public
- 19.11.01 **Noted:**  
1.1 An apology for absence was noted from Cllr Schofield  
1.2 That County Council Ward Member Jane Storey could not attend due to her commitment to a Planning discussion elsewhere which was related to Elmswell.
- 19.11.02 **Resolved:**  
**That the Minutes of the Parish Council Meeting held on 21<sup>st</sup> October 2019, as tabled, be agreed as a true record**
- 19.11.03 **Noted:**  
That there were no Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items and no additions, deletions or alterations to the Council's Register of Interests.
- 19.11.04 **Noted:**  
4.1 A written report from SCC Ward Member Cllr Jane Storey  
4.2 A written report from the BWMA  
4.3 A written report from MSDC Ward Members Cllrs Geake & Mansel  
4.4 Cllr Mansell, speaking as a MSDC Ward Member, agreed that the 6 year loss of bungalows at Thedwastre Close following seepage of heating oil into the foundations was unacceptable and that she would, once again, ascertain the position with regard to action. The Meeting agreed that a letter is to go to the Council's Chief Executive reinforcing these concerns and enquiring as to the current position.  
4.5 Cllr Geake confirmed that, although she is not a member of the newly formed BMSDC cross-party Environment Task Group, she was aware of specific actions proposed based on quantifiable data in the fields of housing, transport and power generation and that she would make details of these available.
- 19.11.05 **Noted:**  
The following when questions or comment from the public were invited on any matter on the agenda;  
5.1 In response to a question, the Chairman confirmed that a full exposition of the background and current position of the Neighbourhood Plan was contained in the Clerk's Report to the Meeting.  
5.2 Councillors were encouraged to consider, before voting on Agenda item 25, whether or not they had a mandate for the proposed borrowing.  
5.3 A member of the public spoke in support of the proposed borrowing at Agenda item 25 but that they were aware of 6 members of a community group who were not in favour.
- 19.11.06 **Noted:**  
The following correspondence to this meeting unrelated to an Agenda item;  
6.1 Acknowledgement and thanks from both the Royal British Legion Poppy Appeal and the East Anglia's Children's Hospices charity for recent donations from Council.
- 19.11.07 **Noted:**  
The meeting received the Clerk's report as per Appendix A.
- 19.11.08 **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.

19.11.09

**Noted:**

Planning results as notified by Mid Suffolk District Council

- 9.1 DC/17/02349 Proposed development of 1 no. petrol filling station and 2 no. drive through restaurants....  
Land off the A14  
REFUSED EPC objected
- 9.2 DC/19/04368 Erection of 1no. dwelling and garage  
Land North of Grove Lane  
GRANTED EPC objected
- 9.3 DC/19/02897 Erection of a grain store and erection of a machinery store...  
Crossways Farm, Kiln Lane  
GRANTED EPC no comment
- 9.4 DC/19/04532 Discharge of conditions DC/19/00052  
Wesley Hall, School Road  
APPROVED EPC no comment
- 9.5 DC/19/04479 Removal of Conditions...restricted occupation  
Ekfield, Wetherden Road  
APPROVED EPC commented re restricting PD rights
- 9.6 DC/19/04317 Erection of 3 dwellings  
Holly Lodge, Cross Street  
APPROVED EPC objected
- 9.7 DC/19/03343 Discharge of Condition (5)- refuse bins and collection areas  
Hartog Hutton site off Grove Lane  
Condition satisfied EPC made no comment

19.11.10

**Noted:**

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

- 10.1 DC/19/02495  
**Submission of details under Outline Planning Permission 0210/17- appearance, landscaping, layout and scale for 106 No. dwellings  
Land to the East of Ashfield Road**  
Councillors confirmed that their earlier support remains for the objections, variously, from the professionals at SCC Highways, Anglian Water, Suffolk Constabulary and BMSDC Strategic Housing which had led to their seeking a Holding Objection to the last iteration of this Proposal. Given that none of the substantive issues have been addressed in this latest submission, they urged rejection of the Application unless and until these issues are comprehensively addressed to the satisfaction of the agencies concerned.
- 10.2 DC/19/05183  
**Erection of a single storey rear extension for play room and WC to car port / store  
Newbury House, Church Road**  
Councillors agreed to support this application

19.11.11

**Resolved:**

**That the Clerk makes known this Council's comments on the Planning applications on this agenda to the Chief Planning Officer, Sustainable Communities, at Mid Suffolk District Council.**

19.11.12

**Noted:**

The following other Planning business:

- 12.1 Copy correspondence from resident ref. DC/19/02495 at Oak Lane ref flooding problems to be taken into account.
- 12.2 Notification ref DC/19/04135 & 04134 at Mulberry Farm for change of use to dwelling etc, Application withdrawn.
- 12.3 Notification ref DC/19/00872, 3 dwelling houses adjacent to Dagwood Farm, Appeal against Refusal, written representations only.
- 12.4 Copy correspondence from resident re Appeal as at 12.3 above.
- 12.5 An Application at Willow Wood Farm, Grove Lane for which the Meeting agreed and extraordinary meeting would be justified should an extension to the consultation deadline not be allowed.
- 12.6 An Application Canley House, Church Road, for which the Meeting agreed an extraordinary meeting would not be justified as the decision could be left to the Planning Officer without comment.

- 19.11.13 **Resolved:**  
That Council engages Messrs Anthony Collins, Solicitors, to provide legal advice and support towards the drafting and production of a Constitution for an Elmswell Community Land Trust for a fixed fee not to exceed £950.00.
- 19.11.14 **Resolved:**  
That Debbie Wildridge of Locality be engaged to provide advice and background preparation work towards the establishment of an Elmswell Community Land Trust for a fee not to exceed £500.00.
- 19.11.15 **Resolved:**  
That the Council's streetlight units Nos. 97 & 122 in Church Road , No. 50 in Jubilee Terrace & No. 45 in Thedwastre Close each be upgraded to LED luminaires at a total cost not to exceed £7,000.00 net of VAT.
- 19.11.16 **Proposal: Cllr Edmonds;**  
That Council purchases an Epson EB 2065 PowerLite projector from Messrs AV Partsmaster for permanent mounting in the Chamberlayne Hall at Blackbourne for a sum including delivery not to exceed £875.58.00 net of VAT.  
Seconded: Cllr Shaw;
- Both Proposer and Seconder agreed to the deferment of this Proposal pending the incorporation of installation costings into the expenditure total.
- 19.11.17 **Resolved:**  
That Council submits 4 street names, as requested by MSDC for the new development at Borley Crescent, being: *Broom Meadow, Gleaners' Way, Long Gilberts, Glebe Close.*
- 19.11.18 **Noted:**  
That a Budget & Precept training session for Councillors will be held at 7.30pm on Monday 2<sup>nd</sup> December at Blackbourne.
- 19.11.19 **Resolved:**  
That Heelis & Lodge be appointed as the Council's Internal Auditors for the financial year to 31.03.2020 for a fee not to exceed £300.00.
- 19.11.20 **Resolved:**  
That Cllr Roots be asked to join the Chairman and Vice chairman in conducting the annual Review of the Council's systems of internal control of the stewardship of the Council's finances and resources in January 2020.
- 19.11.21 **Noted:**  
That the Clerk should convene an exploratory meeting with the relevant BMSDC Portfolio Holder, Ward Members, the Police, and Councillors towards addressing specific parking problems in Elmswell in light of the opportunity for input to the new BMSDC Joint Area Parking Plan, in force from April 2020.
- 19.11.22 **Resolved:**  
That an engraved foundation stone be commissioned from Messrs Hanchets of Bury St Edmunds at a cost not to exceed £500.00 matching in material, size and type-style the existing stone as removed from the Wesley chapel and that both be installed in the new-build structure, the new stone to be inscribed, '*Chapel refurbished and a new hall built. Elmswell Parish Council 2020*'.
- 19.11.23 **Noted:**  
That progress on the Wesley development was as detailed in the BWMA Report tabled at the Meeting and that the 3<sup>rd</sup> of the monthly site meetings had not thrown up any seriously detrimental issues.
- 19.11.24 **Noted:**  
That progress towards the purchase of the Greene King site at School Road has been effected by the briefing of the Solicitors and first sight of a draft Contract from the vendors. Meanwhile, the formal approach for Loan Sanction from the MHCLG has been successfully submitted and awaits the repeat of the enabling Resolution at agenda item 25 where it appears in the precise form of words required by the assessment officer.

- 19.11.25 **Resolved:**  
That Elmswell Parish Council seeks the approval of the Secretary of State for Housing, Communities and Local Government to apply for a Public Works Loan Board loan of £805,000 over the borrowing term of 50 years for the purchase of the Greene King site comprising some 0.5Ha at School Road on which the Railway Tavern stands on the understanding that the annual loan repayments will amount to some £32,683.00 per annum.
- 19.11.26 **Noted:**  
That progress towards taking forward the costed plans for an extension to the Chamberlayne Hall at Blackbourne has included the formal submission to MSDC for grant aid and that the Clerk and Chairman are delegated to seek tenders for fixed price contracts under Standing Orders 18c & 18d.
- 19.11.27 **Noted:**  
The opportunity presented by the recent vegetation clearance and coppicing at the A1088 / A14 roundabout on grounds of highways safety and that the ElmsWild volunteers have been asked to advise on a planting and maintenance regime to enhance the areas now revealed.
- 19.11.28 **Noted:**  
That progress towards the production of an Elmswell Neighbourhood Plan is adequately reflected in the Clerk's Report, tabled at the Meeting.
- 19.11.29 **Proposal: Cllr Barker;**  
**That Peter Hancock of Jubilee Terrace be asked to represent Council on the BWMA with immediate effect.**  
Seconded: Cllr Edmonds;  
  
Proposal carried
- 19.11.30 **Noted:**  
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.10.19.
- 19.11.31 **Resolved:**  
**That proposed payments, scheduled as Appendix D, be authorised.**
- 19.11.32 **Noted:**  
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 19.11.33 **Noted:**  
The following when public comment or questions on matters relevant to Council business were invited;  
33.1 Cllr Geake drew the Meeting's attention to an annual grant aid scheme run by the Nationwide Building Society towards providing funding for Community Land Trusts.
- 19.11.34 **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:  
34.1 The Chairman agreed to ask SCC Highways to conduct a Safety Audit at the bend on School Road where it joins Parnell Lane with a view to a reduction in overgrowth which restricts visibility.  
34.2 The Clerk noted the problem approaching the Church Road / School Road junction where the traffic warning sign is completely obscured by vegetation. He undertook to assess the feasibility of the Village Warden trimming the foliage given the clear dangers of working on the highways verge at that point.
- 19.11.35 **Noted:**  
That the next meeting of Council was scheduled for Monday 16<sup>th</sup> December 2019 beginning at 7.30 p.m. at the Blackbourne.
- 19.11.36 **Noted:**  
The meeting closed at 9.24pm.