

# **ELMSWELL PARISH COUNCIL**

Minutes of an Ordinary Meeting of full Council held on

**Monday 7<sup>th</sup> December 2020 at 7.30pm**

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

**and simultaneously on-line**

**via the Zoom internet video conferencing facility**

*as authorised by and in accordance with*

*The Local Authorities (Coronavirus)*

*(Flexibility of Local Authority Meetings) (England) Regulations 2020*

Present: Cllrs Barker, Burch, Friend (on-line), Hawes, Mansel (part), Pallett (Chairman), Roots (on-line), Schofield (on-line), Shaw

Attending: Parish Clerk Mr Peter Dow  
2 Members of the public in person, contact details registered  
1 Member of the public on-line

- 20.12.01 **Noted:**  
1.1 An apology for absence was or accepted from Cllr Edmonds as he had a work commitment  
1.2 An apology for absence was accepted from Cllr Mansel who would be late  
1.3 An apology for absence was noted from MSDC Ward Member Cllr Helen Geake as she had to attend another meeting  
1.4 An apology for absence was noted from SCC Ward Member Cllr Jane Storey
- 20.12.02 **Resolved:**  
**That the draft Minutes of the Parish Council Meeting held on 19<sup>th</sup> October, as tabled, be agreed as a true record.**
- 20.12.03 **Noted:**  
The following when 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 Burch declared a Local Non-Pecuniary Interest in Agenda item 17 as he was a member of the Bowls Club  
3.2 Cllr Friend declared a Local Non-Pecuniary Interest in Agenda item 15 as his spouse was a member of both ElmsWild and a Trustee of the Poor's Land Trustee
- 20.12.04 **Noted:**  
4.1 A written report from SCC Ward Member Cllr Jane Storey  
4.2 A written report from MSDC Ward Members Cllrs Geake & Mansel  
4.3 A member of the public spoke to reinforce comments made to MSDC regarding the proposal at 9.2 for development at Hedgerows, Grove Lane.  
4.4 Cllr Mansel confirmed that the bungalows at Thedwastre Close which have been, unaccountably and very regrettably, unoccupied for several years following a heating oil contamination incident will be refurbished and let to homeless families or individuals who will be liable for rent and Council tax payments in the usual way.  
4.5 Cllr Mansel supported the suggestion that the BMSDC CIFCO initiative was poorly advised in its recent acquisition of retail and office space out-of-County and confirmed that she intended to raise the question of whether the residual loan sanction will be drawn down.
- 20.12.05 **Noted:**  
That there was no correspondence to this meeting unrelated to an Agenda item.
- 20.12.06 **Noted:**  
The Clerk's report as per Appendix A, and the following matters arose;  
6.1 The Clerk confirmed that the possible installation of a new Speed Indicator Device on Wetherden Road is awaiting confirmation that the proposed site complies with Police and Highways regulation.

20.12.07

**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.

20.12.08

**Noted:**

The Planning results as notified by Mid Suffolk District Council;

- 8.1 DC/20/03845 Discharge of Conditions Application 0210/17 – Condition 16  
(loading/unloading)  
Land to the East of Ashfield Road APPROVED
- 8.2 DC/20/03848 Discharge of Conditions Application 0210/17 – Condition 8  
(Archaeological), 12 (Arboricultural), 19 (Contamination), and 20 (Contamination report)  
Land to the East of Ashfield Road APPROVED
- 8.3 DC/20/03849 Discharge of Conditions Application DC/19/02495 – Condition 6  
(Trees), 8 (Phasing of development), 9 (Access), and 10 (Biodiversity)  
Land to the East of Ashfield Road APPROVED
- 8.4 DC/20/03848 Discharge of Conditions Application 0210/17 – Condition 5 (Levels),  
14 (Roads/footpaths) and 18 (Construction methodology)  
Land to the East of Ashfield Road APPROVED
- 8.5 DC/20/03026 Variation of the Approval of Reserved Matters  
Crest Nicholson Site, Land adjacent Wetherden Road
- 8.6 DC/20/03953 Discharge of Conditions Application DC/20/01922 – Condition 4  
(refuse bins/collection areas)  
Land adjacent to Marlborough, Cross Street
- 8.7 DC/20/03846 Discharge of Conditions Application 0210/17 – Condition 6 (Surface &  
foul water drainage), 7 (SUDS)  
Land to the East of Ashfield Road APPROVED
- 8.8 DC/20/04285 Erection of 2 storey rear extension  
The Links, Church Road GRANTED
- 8.9 DC/20/04326 Erection of a 2 storey rear extension...  
Ten, Ten Kiln Lane GRANTED

20.12.09

**Noted:**

Planning applications as notified by Mid Suffolk District Council;

9.1

**DC/20/04972**

**Change of use of land for the creation of an additional 2 Gypsy/Traveller pitches comprising the siting of 2 mobile homes, 2 touring caravans and the erection of 1 dayroom**

**1 Broadgrass Green**

Councillors objected to this application for the following reasons;

This site is to the rear of a substantial building immediately on its Western boundary as shown in Drawings DD-01 and DD03. As such it presents a smaller area than is being retained in the original larger holding which represents the typical size of the original plots.

This reduced area is too small to accommodate 2 mobile homes, 2 touring caravans plus day rooms together with access and parking space. It is entirely out of keeping with the neighbouring plots which are spacious and satisfy the Local Plan requirement for adequate parking and turning area including for commercial vehicles. Given the prominence of the proposal site, at the entrance to Broadgrass Green, the effect will be to erode the character established by the pattern and form of the existing development.

9.2

**DC/20/05052**

**Submission of details for Outline Permission DC/18/02553 – Appearance, landscaping, layout and scale for the erection of 2No. detached bungalows and vehicular access**

**Hedgerows, Grove Lane**

Councillors objected to this application for the following reasons;

The creation of an artificial building line between Half Acre and Hedgerows on either boundary of the site regularises the build pattern in a way more reflective of an urban environment creating a built mass to the detriment of this very rural setting. This urbanisation is exacerbated by the grey cladding which finds no resonance and no contextual reference in a neighbourhood that deserves a better design standard than is here presented. Further, the piecemeal approach of seeking permission on half of the site pending a submission of a Details Application for the 2 plots to the rear denies the opportunity for a cohesive result which takes into account the spacing of all 4 dwellings in a masterplan. As proposed, these bungalows are squeezed into the front of the larger site representing a poor use of land which will reflect adversely on the 2 dwellings which follow. For these reasons, Elmswell Parish Council urges rejection of

this application until a properly considered scheme for the whole site is brought forward. In coming to this conclusion, Councillors had reference to Local Plan policies GP1, H13, H15, NPPF paras. 124, 127, 128 & 130 and emerging JLP policies LP01 & LP04

9.3 **DC/20/05053**

**Outline Planning Application – erection of up to 9No. dwellings  
Land to the East of Oak Lane**

Councillors objected to this application for the following reasons;  
Elmswell Parish Council objects to this application which presents a significantly smaller site than that on which it is based, ref. DC/19/02909. By changing the scale of the site plan from 1:2500 to 1:1250, the applicant has effectively masked the difference in the size of the plot. The original proposal posited 9 dwellings on a hectare of land. The revised site area is approximately 0.54 of a hectare, a reduction of some 46%, which must inevitably present an overcrowded result when the same number of dwellings are served by the same area of access and circulation roadway. In the context of the 14 individual plots which form the distinctive neighbourhood of Oak Lane, this proposal seeks to present an entirely inappropriately urban incursion entirely at odds with the current semi-rural context. Councillors maintain reservations regarding highway access which they consider to be poorly addressed by the remediation measures proposed. In reaching these conclusions, reference was made to Local Plan policies GP1, H13, H15 & T10 together with NPPF Para. 127 and the emerging JLP at LP01

9.4 **DC/20/05089**

**Retention of change of use of land for highway access and installation of electric vehicle charging unit, with Mid-Suffolk Deed of Easement for vehicular access and hard standing  
26 Eastern Way**

Councillors agreed to support this application

9.5 **Request for a Scoping Opinion under Regulation 15 of the Town and Country Planning Regulations 2017 in respect of:**

**Application SCC/0098/20MS/SCREEN**

**EIA Screening and Scoping request within an area identified as the northern extension for the extraction, processing, sale and distribution of sand and gravel with subsequent restoration using inert materials**

**Lawn Farm Quarry, Wetherden**

*Under Mid Suffolk Planning ref. 4911/16 for up to 240 dwellings on land adjacent to Wetherden Road and the subsequent permission for up to 38 dwellings ref. 4909/16 on land to the east of Warren Lane and west of Cresmedow way, the proposed extension to the north of the existing site will bring the industrial operations close to, and at one point touching, these new housing estates.*

The problems experienced, logged and discussed at the Council / operator liaison meetings have not been adequately address over recent years. The expansion to the very edge of the village of Elmswell threatens a far worse experience for residents. The following specific points should be addressed in assessing this application for growth:

1 Working hours are regularly flouted. It is clear that the SCC resources in terms of regulation and control are inadequate. Despite well documented incidents, there has never been any penalty to encourage compliance. The proximity of the proposed new workings can only aggravate the situation by way of noise and light nuisance.

2 Access to the enlarged site would be via the existing quarry roads. One of the most frequent complaints against the operation over recent years has been that of mud on the road, often deposited to the extent that it causes a hazard. The repeated failure to install effective wheel cleaning technology and the refusal to accept the need for individual pressure washing of the wheels of loaded vehicles as they leave the site suggests that, again, enforcement cannot adequately address the problem. The increased area of operation will, obviously, generate more lorry movements and, therefore, more nuisance and danger.

3 Complaints of dust nuisance, despite the early-days monitoring and the imposition of limits, have persisted. Working so much closer to residential housing estates must, inevitably, bring this problem more directly into their homes.

Consequently, it is imperative that the information required within the Environment Statement includes details of the permitted levels and scale of the operations together with mitigation dealing with issues of:

- noise
- dust
- working hours
- light pollution
- dangerous mud & gravel deposits on the adjacent highway.

9.6 **DC/20/04540**  
**Creation of new vehicular access to The Orchard and creation of additional parking area**

**Dagwood Farm, Ashfield Road**

Councillors objected to this application for the following reasons;

There is no justification for this incursion into the rural character of Bottenhaugh Green or for the detrimental effect on the setting of the adjacent Listed farmhouses, most significantly, Dagwood Farmhouse. This last vestige of the Green fronting the farmhouses must be protected from a poorly defined surfaced area which would be prone to ad hoc expansion. With reference to NPPF paras.189 & 190, Elmswell Parish Council objects to this application.

9.7 **DC/20/05069**  
**Application under S73a to vary or remove a condition relating to DC/19/00550 dated 21/03/2019. To facilitate building to be split into two class E units, as no longer to be used in association with Suffolk Lowland Search and Rescue as a new base**

**Stag café Site, A14 Slip Road, Woolpit**

Councillors agreed that their original objection still stood

It is clear that the end-user of the proposed buildings cannot be constrained by a Planning Condition and that the suggestion of a likely occupier should not be relied upon. In effect, the application is for 2 substantial industrial warehouse buildings in the countryside. These are factory units of some 256 sq. metres without any of the support infrastructure necessary for their safe operation by way of access and parking. As such the proposal is unsustainable when measured against NPPF paragraph 17 requiring a good standard of amenity for future occupants and against paragraph 14 which seeks to ban such development where impacts outweigh the benefits. Relying, therefore, upon Local Plan policies, Councillors had reference to E3 & E9 requiring a workable relationship with the primary road network, ie A14. This site can be reached from A14 in both directions, but access back on to the major road would require either the use of Warren Lane, which is weight limited, or rat-running via the totally unacceptable lanes through Woolpit. Any requirement to use the roundabout at Tothill would, in practice, be unenforceable. Further, the constraints conditioned upon Permission ref. 0668/10 do not allow for parking other than that related to the use of the café. This makes the siting of 2 industrial units unfeasible and raises the prospect of roadside parking which is clearly unacceptable and runs counter to Local Plan policies T9 & T10. Unresolved enforcement issues related to 0668/10 are themselves sufficient to require refusal of this application. This proposal can only exacerbate the problems cited above. Rather than the light and spasmodic traffic serving the original units, the full-blown Class E use will generate far greater traffic movements both in terms of frequency and size.

9.8 **DC/19/02656**  
**Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.**

**Land South of Old Stowmarket Road, Woolpit**

Councillors objected to this application for the following reasons;

Elmswell Parish Council objects to this application as it serves to compound the problems presented by the failure to properly rationalise the provision of primary education in the area.

The pressing need is for Elmswell children of primary school age to go to school in Elmswell.

The stresses of bussing young children over A14 twice daily for 200 days each year and the imposition of the extra traffic management burden from this and from the private car traffic inevitably generated is unsustainable and should not be countenanced.

A new strategic overview of primary education in the area is much needed. Meanwhile, the implications behind this application are such that, on behalf of Elmswell's children, both present and future, it cannot be supported.

9.9 **DC/20/05166**

**Erection of single storey rear extension, part pitched, part flat roof to form partial canopy. First floor balcony terrace formed above flat roof with glass balustrading and insertion of Velux door/window to dormer and 1no. Velux to en-suite. Replacement of cladding, fascia boards and windows. Construction of replacement boundary wall to front elevation.**

**Spinnakers, Ashfield Road**

Councillors had no objection to this application

9.10 **DC/20/05389**

**Application for the Modification of a Planning Obligation under Section 106A of the Town and Country Planning Act 1990 relating to Planning permission 0846/13.**

**Land at St Edmunds Drive**

Councillors objected to this application for the following reasons;

Elmswell Parish Council must object to any suggestion that s106 commitments are not met. There are no details available regarding the precise nature of this proposal and the Councillors wish to register a standing objection unless and until details make a proper assessment possible.

20.12.10

**Resolved:**

**That the Clerk makes known the Council's comments on the Planning Applications on this Agenda to the Chief Planning Officer at Mid Suffolk District Council.**

20.12.11

**Noted:**

The following other Planning business;

11.1 The Clerk drew Members' attention to a virtual meeting to be held with BMSDC to discuss the relationship between the emerging JLP and Neighbourhood Plans in various formative stages.

11.2 The Meeting agreed that the Clerk had, in the current constrained circumstances, properly forwarded to SCC objections to various applications made on the part of the Lawn farm Quarry enterprise seeking expansion of facilities, such objections being the reiteration of previous comments made against similar past proposals and retaining their relevance with regard to the recent proposals.

11.3 The Clerk was asked to write to the Chief Planning Officer at MSDC drawing attention to the entirely unacceptable outcome of the recent Permission ref DC/20/03539 which was granted Permission under Officer Delegated Authority and which has resulted in an entirely unsuitable incursion into the street scene, in line with the objections made by the Parish Council and neighbours.

20.12.12

**Noted:**

That the position regarding the Wesley scheme was as outlined in the Clerk's report at paragraph 1.

20.12.13

**Resolved:**

**That Elmswell Parish Council directs Mid Suffolk District Council, being the Relevant Charging Authority, to pay an amount representing the total Elmswell precept requirement for the financial year commencing 1<sup>st</sup> April 2021 and which results in no increase or decrease in the amount paid by Elmswell Council Tax payers towards the Parish Council element of their total Council Tax bill.**

13.1 The Meeting agreed that the Chairman and Clerk, as Responsible Finance Officer, should determine the exact Precept total in light of the confirmed Tax Base when that figure is received from MSDC.

- 20.12.14 **Noted:**  
That the position regarding the Railway Tavern site, including the establishment of the Elmswell Community Land Trust and an appropriate Community Benefit Company, was as outlined in paragraph 2 of the Clerk's Report.
- 20.12.15 **Resolved:**  
**That the Council supports any bid by the ElmsWild community group to acquire the tenancy of the Poor's Land Charity holding at Spong Lane including initial financial support as necessary not to exceed £1,000.00 in the first instance.**
- 20.12.16 **Noted:**  
That the position regarding the extension to the Chamberlayne Hall at Blackbourne was as outlined in the Clerk's report at paragraph 3.
- 20.12.17 **Resolved:**  
**That the Elmswell Fox Bowls Club be thanked for their stewardship of the Council's Station Road recycling centre for the 3 months to 27<sup>th</sup> November and that a grant of £150.00 be made to the Club's funds**
- 20.12.18 **Noted:**  
The approach from Messrs TriConnex Ltd appointed by Matthew Homes to provide electricity to their new development at Ashfield Road seeking an Easement on Council land at Blackbourne and the Meeting's agreement that more detail should be sought regarding the extent and location of the proposed works.
- 20.12.19 **Noted:**  
That the Elmswell Neighbourhood Plan is with MSDC officers who have confirmed that pressure of work is slowing down the due process but have been able to refer back certain aspects which on which Cllr Shaw will seek clarification in conjunction with the Clerk.
- 20.12.20 **Noted:**  
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.11.20.
- 20.12.21 **Resolved:**  
**That proposed payments, scheduled as Appendices D, be authorised.**
- 20.12.22 **Noted:**  
The Balances as per Appendices E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 20.12.23 **Noted:**  
That when any public comment or questions were invited on matters relevant to Council business none were forthcoming.
- 20.12.24 **Noted:**  
That, when other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invite, none was forthcoming.
- 20.12.25 **Noted:**  
To note that the next meeting of Council was scheduled for Monday 18<sup>th</sup> January 2021 beginning at 7.30 p.m. either on-line, at the Blackbourne or both in parallel as circumstances and regulation allow.
- 20.12.26 **Noted:**  
That the Meeting closed at 10.30pm.