

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 17th February 2020 at 7.30pm

at The Blackbourne, Blackbourne Road IP30 9UH

Present: Cllrs Burch, Edmonds, Mansel, Osborne, Pallett (Chairman), Roots, Schofield, Shaw

Attending: County Council Ward Member Mrs Jane Storey (part)
Parish Clerk Peter Dow
3 members of the public

20.02.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Friend
- 1.2 An apology for absence was noted from Cllr Barker
- 1.3 An apology for absence was noted from Cllr Hawes

20.02.02

Resolved:

That the Minutes of the Parish Council Meeting held on 20th January, as tabled, be agreed as a true record.

20.02.03

Noted:

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

- 3.1 Cllr Shaw declared a Local Non-Pecuniary Interest in Agenda item 17 as he was the subject of the proposal.

20.02.04

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 written report from BWMA
- 4.4 Cllr Mansel drew the Meeting's attention to a significant MSDC Planning Referrals Committee Meeting scheduled for Friday 21st February to consider the application at Woolpit for up to 300 houses off Bury Road which would have a bearing on the primary education provision for both Elmswell and Woolpit.
- 4.5 Cllr Burch questioned the efficacy of the treatment of potholes which did not accord with the statement, as Minuted, from Cllr Storey that recent innovations allowing a quicker and more thorough process had proved to be successful and suggested that the delay of many months between reporting a problem and remedial works remains unacceptable.

20.02.05

Noted:

The following when questions or comment from the public were invited on any matter on this agenda;

5.1 There was discussion prompted by a member of the public regarding HGV routing through the village and the illogicality of the A1088 weight restriction which diverted much lorry traffic through Elmswell. Cllr Storey spoke as an ex-portfolio holder at SCC for transport to explain the complexities of the situation.

5.2 There was discussion prompted by a member of the public regarding excessive traffic speeds in the village. The Chairman confirmed that SCC and the Police are the arbiters of speed limit zoning and that Elmswell Parish Council continued to support the Community Speed Watch Volunteers as well as maintaining the flashing Speed Indicator Devices, soon to be doubled to 2 units at a cost of some £4,000.00, both devices solar powered to reduce management cost.

20.02.06

Noted:

Correspondence to this meeting unrelated to an Agenda item:

- 6.1 From Burnett Barker Solicitors confirming that Council's computer access codes are stored by them under Ref. D3876.
- 6.2 From The Mix at Stowmarket, thanks via their Newsletter for the recent donation of sound equipment for use by young people in their studio.

20.02.07

Noted:

The Clerk's report as per Appendix A.

20.02.08 **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.

20.02.09 **Noted:**

Planning results as notified by Mid Suffolk District Council

- | | | |
|-----|--------------------|---|
| 9.1 | <u>DC/19/05924</u> | Erection of two storey rear extension...
Ten-Ten, Kiln Lane
GRANTED EPC supported |
| 9.2 | <u>DC/19/03924</u> | Outline Planning up to 65 dwellings...
Land to the West of Former Bacon Factory s
REFUSED EPC objected |
| 9.3 | <u>DC/19/05810</u> | Erection of 3no. dwellings...
Land at Kiln Farm Cottage, Kiln Lane
GRANTED EPC objected |
| 9.4 | <u>DC/20/00129</u> | Non material amendment DC/18/01679 removal of window...
Land to the North and South of Wetherden Road
APPROVED EPC no comment |
| 9.5 | <u>DC/19/05599</u> | Discharge of Conditions Application 3469/16 – Condition 10..
Land to the East of Borley Crescent
REFUSED EPC no comment |
| 9.6 | <u>DC/19/05703</u> | Siting of a residential caravan...
Ten Ten, Kiln Lane
REFUSED EPC objected |
| 9.7 | <u>DC/20/00076</u> | Single storey extension...
The Cottage, Church Road
GRANTED EPC Supported |
| 9.8 | <u>DC/19/05959</u> | Discharge of Conditions..
Land adjacent Wetherden Road EPC did not comment |

20.02.10 **Noted:**

Planning applications as notified by Mid Suffolk District Council and the response from the Meeting, being:

10.1 DC/20/00233

**Submission of details re Conditions 16, 17 & 27 under Outline Planning Permission DC/18/01279
Land at Lawn Farm, Warren Lane**

Councillors objected to this application for the following reasons;

The detail provided in this application serves to reinforce concerns regarding the highway access. There are 60 HGV / LGV units to be accommodated in a location from which Westbound access to A14 can only be safely effected by detouring along the old A45, through Haughley New Street to the Tothill interchange. The benefits in time and mileage to the drivers of the short cuts afforded through Elmswell and Woolpit already result in abuse of the weight restriction at Warren Lane Elmswell. The lack of signage reinforcing the Warren Lane HGV ban renders it less than effective and this proposal will worsen the hazards thus created. Meanwhile, the 80 car parking spaces for vehicles which can legitimately use the single-track Warren Lane / Kiln Lane access impose a serious further hazard and reduce considerably the chance that the host community will choose to cycle or walk rather than resort to car travel.

Concerns have widely been expressed regarding the imposition on to the otherwise rural landscape imposed by the already completed building adjacent to this site. The startling and harsh blue colour scheme is viewed by many as being painfully intrusive. This is set to be repeated here and, unless reason prevails and a more suitable green-hued theme is followed, it presents grounds for further objection.

Having had reference to Local Plan policies E9, E12 & T10 and NPPF paras. 102, 124 & 127, Councillors urged rejection of this Proposal.

10.2 DC/19/05878

**Erection of 1no. dwelling (following demolition of buildings)
Land North of Dagwood Farm, Ashfield Road**

Councillors objected to this application for the following reasons;

The Settlement Boundary, as defined in the Local Plan, now has behind it the empowering factor of an accepted 5 year housing land supply. The site is in the countryside outside of the Settlement Boundary within which new development will properly take place. Further, the site is not identified in the emerging joint Local Plan as suitable for development.

With regard to the strong policy imperatives aimed at protecting the existing character and appearance of the countryside, this proposal offers no justification for exceptional treatment and does not present a case for special consideration under categories identified and defined in the Local Plan, the Core Strategy or the National Planning Policy Framework. The current burden of development with extant Permission amounts to a 37% uplift in housing stock imposed on a community already suffering from poor infrastructure provision, in particular regarding education and highways. There is no need for the extra dwelling proposed.

Furthermore, the emerging Joint Local Plan has it, at LP24, that development should 'Respond and safeguard the existing character and context', and that, 'Development that fails to improve the quality and character of the area will not be supported.' This ad hoc, opportunistic off-Plan proposal clearly fails on both of these counts. If granted, it would breach the current building line boundary presented by the existing farm track and represents an incursion into an adjacent holding which would make further creep of development difficult to resist

In reaching these conclusions, Councillors had reference to Local Plan policies SB1 & H7, Core Strategy Policies CS1 & CS2, National Planning Policy Framework para.55 and to the emerging BMSDC Joint Local Plan.

- 20.02.11 **Noted:**
The following when the Meeting considered other Planning Business and determined action if appropriate.
11.1 Application Ref. DC/20/00192 for link extension at The Bracken, Oak Lane, deemed as not requiring of an Extraordinary Meeting and that EPC therefore made no comment.
- 20.02.12 **Noted:**
That progress on the Wesley development was as detailed in the Clerk's report at paragraph 6.
- 20.02.13 **Noted:**
That progress towards the purchase of the Greene King site at School Road was as detailed in the Clerk's report at paragraph 4.
13.1 In response to questions from Councillors, the Chairman confirmed the following:
13.1.1 The transfer will be as a Going Concern with a Tenancy mirroring exactly that which currently maintains.
13.1.2 The Tenancy is not on a Full Repairing and Insuring basis but there is no short term need for repairs in advance of the extensive renovations which are clearly appropriate.
13.1.3 There are no P&L accounts as the Tenant is the trading entity. As Landlord, EPC will merely collect rent.
13.1.4 There are no plans for the development of the site which is purchased with the sole aim, in the first instance, of retaining an important site at the heart of the village and remediating the damage which would ensue if the extant Planning permission for development were to be built out. Any proposals involving further expenditures related to a scheme to develop the site in any regard would have to be before Council.
13.1.5 There is the possibility of an immediate short term gain in clearing some of the site for overflow parking to serve the Wesley.
13.1.5 If Council were to decide to sell the site on, rather than to develop any of its community potential, this could be done after, effectively, covenanting any future building so that there were no adverse effects on the immediate Highway infrastructure as would have been the case had EPC not acted on the community's behalf.
- 20.02.14 **Resolved:**
That the Council takes further the necessary due process towards the establishment of an Elmswell Community Land Trust (ECLT) by registering same as a Community Benefit Society with the Financial Conduct Authority and by accepting the National CLT Network Model Rules 2017. Further, that Council takes all necessary steps to publicise the establishment of the ECLT by way of advertising and public meetings.
- 20.02.15 **Proposal: Cllr Mansel;**
That Messrs Top Garden Services be contracted to undertake grass cutting and ancillary works at Elmswell cemetery, Crown Mill and Clay Field as per their signed copy of the contract specifications date 27.01.20.
Seconded: Cllr Edmonds
Proposal carried

- 20.02.16 **Resolved:**
That Elmswell Parish Council appoints Messrs Lovewell Blake Chartered Accountants to advise in the matter of VAT Registration related to the purchase of the Greene King site in School Road and, through them, submits an Option to Tax Declaration to HMRC along with an application for VAT registration.
- 20.02.17 **Resolved:**
That Cllr Shaw be appointed forthwith as Designated Lead Person for Safeguarding as defined in the Council's Safeguarding Policy.
- 20.02.18 **Resolved:**
That Kevin Knock of Grove Lane be appointed as the Elmswell Village Warden with immediate effect.
- 20.02.19 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 29.02.20.
- 20.02.20 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 20.02.21 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 20.02.22 **Noted:**
The following when public comment or questions were invited on matters relevant to Council business;
22.1 There was discussion regarding the feasibility of pursuing the long-standing aspiration to build a relief road to bridge the railway line and take traffic directly to A14 thus avoiding the bottleneck at the gated crossing. It was noted that any such scheme could not form part of a Neighbourhood Plan as it is not deliverable, there being no funding channels open other than the return from residential development for which sites are not identified in the emerging Joint Local Plan.
- 20.02.23 **Noted:**
The Following when other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited;
23.1 It was noted that many of the scaffolding lorries which use Warren Lane are below the 7.5tonne weight restriction limit.
23.2 The Clerk confirmed that he had sought help from the Heritage & Design Officer at BMSDC towards having Buttenhaugh Green entered on the Historic Environment Record and Local List.
23.3 The Clerk undertook to collect the non-standard signage at Warren Lane directing traffic up the lane to access A14.
23.4 The Clerk undertook to make appropriate recommendations to Councillors should any resident or Councillor let him have a step-by-step list of actions which would begin the process of realising the community aspiration for relief road.
- 20.02.24 **Noted:**
That the next meeting of Council was scheduled for Monday 16th March 2020 beginning at 7.30 p.m. at the Blackbourne.
- 20.02.25 **Noted:**
That the meeting closed at 9.08pm.