

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 20th July 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 Burch, Hawes, Mansel, Pallett (Chairman), Roots, Schofield, Shaw

Attending: County Council Ward Member Jane Storey on-line
District Council Ward Member Helen Geake on-line
Parish Clerk Mr Peter Dow
1 member of the public in person
1 member of the public on-line

20.07.01 **Noted:**
1.1 An apology for absence was noted from Cllr Barker who was on holiday

20.07.02 **Resolved:**
That the draft Minutes of the Parish Council Meeting held on 15th June, as tabled, be agreed as a true record.

20.07.03 **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 Shaw declared a Local Non-Pecuniary Interest in Agenda item 13 as he is a member of the BWMA
3.2 Cllr Burch declared a Local Non-Pecuniary Interest in Agenda item 13 as he is a member of the BWMA

20.07.04 **Noted:**
4.1 A written report from MSDC Ward Members Cllrs Geake & Mansel
4.1.1 Cllr Mansel confirmed that a new cross-party group has been formed of 17 Members with the aim of having more influence on decisions which, given an equality of group voting, currently rely on the Chairman's casting vote.
4.1.2 Cllr Pallett suggested that the new Group might be made aware of his attempts on Council's behalf to meet with the Mid Suffolk Chairman and Jo Churchill MP with a view to steering some of the District Council's CIFCO investment towards the Parish Council's local projects currently emerging at the Railway Tavern site by way of affordable housing via an Elmswell Community Land Trust and a community pub through the establishment of a Community interest Company.
4.2 A written report from SCC Ward member Cllr Jane Storey
4.2.1 Cllr Storey confirmed that she was following up the apparent absence of the proposed Lawn Farm Quarry extension in the recently published draft of the Suffolk Minerals & Waste Local Plan

20.07.05 **Noted:**
That there was no further correspondence to this meeting unrelated to an Agenda item.

20.07.06 **Noted:**
The Clerk's report as per Appendix A.

- 20.07.07 **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.
- 20.07.08 **Noted:**
Planning results as notified by Mid Suffolk District Council;
- 8.1 DC/20/01091 Non material amendment to DC/18/01679 – internal layout...
Land to the North and South of Wetherden Road REFUSED
- 8.2 DC/20/02390 Works to tree protected.....
Oak Tree House, Spong Lane GRANTED EPC no comment
- 8.3 DC/20/01654
Erection of front porch...
18 Oxer Close GRANTED
EPC made no formal comment but wrote to recommend Refusal
- 8.4 DC/19/02495
Reserved matters Planning Permission 0210/17...106 dwellings
Land to the East of Ashfield Road APPROVED
- 8.5 DC/20/00863 Discharge of Conditions application 3469/16
Land to the East of Borley Crescent APPROVED
- 20.07.09 **Noted:**
Planning applications as notified by Mid Suffolk District Council
- 9.1 DC/20/02390
Application for works to tree protected by Tree Preservation Order MS318/T2 Oak tree – Crown reduce by up to 2 metres, remove dead wood and split out limbs. Oak Tree House, Spong Lane
Councillors made no comment on this application
- 9.2 DC/20/02446
**Erection of single storey rear extension
4 Coronation Bungalows Jubilee Terrace**
Councillors agreed to support this application
- 9.3 DC/20/02513
Application previously varied under DC/20/01575 for variation of conditions 2 (Approved Plans & Documents), 5 (Provision of Access), 6 (Highways: removal Permitted Development Rights), and 7 (Highways: Provision of Parking and Turning)
Land at Kiln Farm Cottage, Kiln Lane
Councillors objected to this application for the following reasons;
Elmswell Parish Council remains convinced that this development, in the countryside, outside of the settlement boundary of the village, represents an unsustainable form of residential development for which there is no justification. It is accepted by the Applicant, and common sense confirms, that the 3 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 via Kiln Lane, an already stretched single track road with no passing places which serves several domestic dwellings as well as a major Anglian Water facility and 3 industrial sites.
In line with its consistent objections to other variations sought for this site, Councillors agree with the Suffolk County Council Highways professionals that this variation should not be permitted.
- 9.4 DC/18/02146
Erection of up to 86 dwellings including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.
Land to the North and west of School Road
Councillors objected to this application for the following reasons;
This application signally fails to address serious and overriding concerns regarding highway safety.

To be considered alongside comments previously registered at the first iteration, the objections are:

- 1 The proposal remains unsustainable in terms of highways infrastructure. It is accepted by all parties, including the Applicant, that the School Road / Church Road junction would be over capacity should this development go ahead. Mitigation measures are suggested with no commitment to their execution, including a line on a plan suggesting a cycle route outside of the Application red line area and 'subject to future Planning application'. There is no undertaking to comply with the vaguely outlined initiatives sketched into this application and these shortcomings are bolstered by the overarching threat that, should the junction capacity represent a decisive factor, a scheme for traffic lights outside St John's Church would be imposed.
Elmswell Parish Council's Consultant, Waterman Infrastructure & Environment, summarised in their Report of 13.07.2018 (as lodged with Planning Officer): *...the LinSig model overestimates the proposed junction's capacity...the proposed signal controlled junction layout does not satisfy industry guidance...the proposed junction has not been demonstrated to be satisfactory in terms of layout and capacity.*
- 2 The proposal would effectively sterilise the opportunity for the community to work towards the aspiration of a relief road taking traffic over the railway line and directly to A14. The clearly expressed and widely supported community aspiration for a relief road has every chance of being embedded in the emerging Joint Local Plan. This application, if successful, would remove any chance of negotiating the preferred route making the project infeasible. Parish councillors entirely support the SCC view that *"it is essential that detailed consideration be given to...the delivery of a relief road, including the identification and protection of a 'corridor' "*. Unless and until this matter is addressed, the application is premature.
The input from SCC Highways is poorly researched, misleading and posits an unacceptably hopeful solution to the inevitable overloading and subsequent hazard at the School Road / Church Road junction, ie that, *'There are alternative routes from the proposed development and it could be considered that many drivers will choose these routes to avoid queuing on School Road'*. The supposed alternative requires vehicles to negotiate the problematic right turn at Shop Corner which is regularly at a standstill when the railway crossing gates are down. It must then take drivers down to another right turn at New Road or at Cooks Road into Church Road and through the same dangerous junction, further impeding those queuing to access Church Hill from School Road. This facile suggestion offers no remediation in real terms of a very hazardous proposal.

9.5 **DC/20/02417**

Erection of rear extension, erection of attached garage, alterations to roof layout to create first floor and extension of driveway (following demolition of garage and utility room)

Jayance, Hawk End Lane

Councillors agreed to support this application

9.6 **DC/20/02823**

Erection of self-contained B1 commercial units (4no.) and a proposed A1 commercial unit

Land at Stag Café, Old A45

Councillors objected to this Application for the following reasons:

- 1 The site serves as a lorry and car park for Stag Café customers and is often full. The proposal for 5 new trading units with the Applicant's projection of 14 employees seeks to dramatically reduce the car and lorry parking spaces available forcing the employees and / or the numerous delivery, service and customer vehicles to park on the main highway at a point where traffic comes off at the A14 spur at motorway speed.
- 2 The vehicles leaving the site and seeking to access A14 Westbound will inevitably do so via Elmswell and the A1088 roundabout. This requires them to travel up Warren Lane, an already busy single-track road with passing spaces and / or Kiln Lane, a single track road without passing spaces and already carrying the traffic from residential and business sites along its length.

- 3 The cumulative effect of recent large industrial permission granted adjacent to this site imposes a strain on the immediate highways infrastructure. There should be no further pressures imposed unless and until a strategic traffic management plan identifies the hazards and requires remediation measures.
- 4 The stand-alone A1 unit has no facilities for autonomous operation. It is suggested that an occupier might be allowed to use the facilities offered by the café. This cannot be Conditioned and presents an unworkable option in practical terms given the statutory constraints on employment and environmental health considerations.
In coming to these conclusions, Councillors had reference to Local Plan Policies E9, E10, E12, T10 & NPPF para.84

- 20.07.10 **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.
- 20.07.11 **Noted:**
The following further Planning business
11.1 The Meeting agreed to make no further comment on the Proposed removal of the 'phone box at Elmswell Co-op, noting that it is a booth rather than a box.
11.2 The Meeting noted the publication of the Draft Minerals and Waste Local Plan and that the Lawn Farm Quarry extension proposal was not identified. The Clerk is pursuing this for clarification.
- 20.07.12 **Noted:**
The position regarding the Wesley scheme was noted as per the Clerk's Report at paragraph 1.
- 20.07.13 **Resolved:**
That Council acknowledges the transfer of £70,000 from the BWMA and delegates the Chairman of Council, Vice chairman of Council and the Clerk to spend within that amount on the fitting-out of the Wesley project to include kitchen facilities, furniture and a sound system.
- 20.07.14 **Proposal: Cllr Mansel;**
That Council seeks to upgrade Elmswell Footpath 9 from its junction with Blackbourne Road via Lords Bridge to the junction with Eastern Way to serve as a shared-use cycleway.
Seconded Cllr Hawes
Amended Proposal: Cllr Schofield;
That Council seeks to investigate the feasibility of upgrading Elmswell Footpath 9 from its junction with Blackbourne Road via Lords Bridge to the junction with Eastern Way to serve as a shared-use cycleway.
Amendment accepted
Proposal carried
- 20.07.15 **Noted:**
That the position regarding the Railway Tavern site was noted as per the Clerk's report at paragraph 2. The Chairman confirmed that a meeting with Jo Churchill MP and the Chief Executive of BMSDC is scheduled towards seeking District Council financial support for the scheme from CIFCO funds.
- 20.07.16 **Noted:**
That the position regarding the extension to the Chamberlayne Hall at Blackbourne was as per the Clerk's Report at paragraph 3.
- 20.07.17 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.06.20.
- 20.07.18 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.

- 20.07.19 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 20.07.20 **Noted:**
The following when public comment or questions were invited on matters relevant to Council business;
20.1 The Chairman confirmed that calculations regarding the capacity of the School Road / Church Road junction which were disputed between the various assessments used by applicants for large developments in the village and the professional views commissioned by Council were appropriately inclusive of the cumulative effects of the various Planning applications.
- 20.07.21 **Noted:**
That there was no other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda.
- 20.07.22 **Noted:**
That the next meeting of Council was scheduled for Monday 21st September 2020 beginning at 7.30 p.m. either on-line or at the Blackbourne as circumstances allow.
- 20.07.23 **Noted:**
That the meeting closed at 9.11pm.