

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Thursday 22nd April 2021 at 7.30pm**

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: Cllr Barker, Edmonds, Hancock, Hawes, Mansel, Pallett (Chairman), Roots, Shaw.

Attending: County Council Ward Member Jane Storey
Parish Clerk Peter Dow
2 members of the public

- 21.04.01 **Noted:**
1.1 An apology for absence was noted from Cllr Burch.
1.2 An apology for absence was accepted from Cllr Schofield as he was unwell.
1.3 An apology for absence was accepted from Cllr Friend as he had another commitment, accepting that the late change of the date of the Meeting rendered it, effectively, unscheduled.
- 21.04.02 **Resolved:**
That the draft Minutes of the Parish Council Meeting held on 15th March 2021, as tabled, be agreed as a true record.
- 21.04.03 **Noted:**
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.
- 21.04.04 **Noted:**
4.1 A written report from MSDC Ward Members Cllrs Geake & Mansel
- 21.04.05 **Noted:**
The following correspondence to this meeting unrelated to an Agenda item;
5.1 From Winkworth Sherwood re Network Rail (Suffolk Level Crossing Reduction) Order 2020 Notice Number 28 encl. formal legal notice of intention of Network Rail to enter Council land at FP 9 adjacent to Eastern Way for survey / investigation work between 14.04.2021 and 04.05.2021;
5.2 From BMSDC confirming TPO/440 ref Oak – land to the N & W School Road;
5.3 From Suffolk Community Foundation re return of unspent Covid support funding.
- 21.04.06 **Noted:**
The Clerk's report as per Appendix A.
- 21.04.07 **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.
- 21.04.08 **Noted:**
Planning results as notified by Mid Suffolk District Council and to take action as appropriate.
- 8.1 DC/21/00538 Erection of two storey side extension, single storey front...
9 warren Close GRANTED
- 8.2 DC/20/05358 Installation of windows and doors
Milford Barn, Ashfield Road GRANTED

- 8.3 DC/21/00615 Erection of detached double garage
Holly Lodge, Cross Street GRANTED
- 8.4 DC/20/05090 Discharge of Conditions 7, 9, 11 and 15
Kiln Farm Cottage, Kiln Lane APPROVED
- 8.5 DC/21/00727 Erection of first floor extension
92 Bennett Avenue GRANTED
- 8.6 DC/21/00576 Erection of first floor extension
Eastwood Cottage GRANTED
- 8.7 DC/21/00916 Erection of front porch extension
The Brindles, Oak Lane GRANTED
- 8.8 DC/20/05052 Submission of details DC/18/02553
Hedgerows, Grove Lane APPROVED

21.04.09

Noted:

Planning applications as notified by Mid Suffolk District Council:

9.1 DC/21/01519

**Erection of garage and linked car port
5 School Avenue**

Councillors agreed to support this application.

9.2 DC/21/01549

**Erection of single storey front extension
Teasel House, Cooks Road**

Councillors agreed to support this application.

9.3 DC/21/01481

**Submission of Details (Reserved Matters) Application relating to DC/19/03851.
Appearance, layout and scale for development comprising of a mixture of
B1/B2/B3 uses. Relocation of the vehicle maintenance and service depot,
including bodywork, accident and paint repairs, and associated buildings.
Provision of landscaping and drainage.
Land at Lawn Park, Woolpit**

Councillors agreed to seek a Holding Objection on this Application for the following reasons:

1 The Flood & Water Engineer from Suffolk County Council confirms that there is no reference to a sustainable drainage system within the plans for this proposal and that Permission cannot be supported unless or until an above-ground scheme is designed and submitted covering the points raised in the SCC objection or until a reasoned and evidential argument is provided as to why this is not necessary in this case. There is considerable flooding nuisance at Kiln Lane where the Blackbourne tributary takes outflow from this site and there has been a noticeable increase in sale and frequency of this problem since work on the Lawn Park industrial complex has progressed. To proceed without a planned approach to surface water disposal can only make this worse.

2 There has been considerable nuisance to Elmswell residents from the light pollution produced by the 2 units built or currently under construction here. Details should be secured which manage spillage and use the available technologies such as mono-directional, movement-sensitive installations to a minimum acceptable output towards a proportionate and balanced result providing safety and security with as little pollution and intrusion as possible. Well-rehearsed factors relating to the ecology and wildlife of the immediate environment when barraged by permanent high-level artificial light support this requirement.

3 Experience suggests that the expansion of industrial activity on this site imposes much greater strain on the immediate highway infrastructure as LGV and car traffic seeks to access A14 Westbound via Warren Lane / Kiln lane or Warren Lane / Church Road and as HGV traffic ignores the Warren Lane weight restriction to do likewise. A comprehensive road signage scheme must be in place before the extra traffic from this proposal is generated so as to make clear the constraints on these single-track rural roads

- 9.4 **DC/21/01785**
Erection of a single storey front extension
5 Gardeners Walk
 Councillors agreed to support this application.
- 9.5 **DC/21/01132**
Submission of details under reserved Matters following Outline Approval
DC/18/04247 dated 21/08/2020 Appearance, Landscaping, Layout and Scale for –
Erection of up to 300 dwellings, construction of a new spine road, land for a new
primary school, burial ground extension, village car park and associated
infrastructure.
Land off Bury Road, Woolpit
 Councillors objected to this application for reasons that reinforced this Council's original objections to the principle of providing education for Elmswell's youngest children remote from the community and situated so as to make sustainable travel difficult and unlikely.
 Demographics suggest that a sizeable proportion of the proposed new school intake will have to travel from Elmswell over A14. The plans show no recognition of this in terms of parking close to or on the site. There is, furthermore, the overriding lack of practical planning in that the spine road requires traffic to wind through the residential development in order to reach the school. This is an additional deterrent when non-vehicular travel is considered and counts against the essential consideration of sustainable travel. Should this site be developed, vehicular, pedestrian and cycle access should be provided directly into the school site at the earliest opportunity after leaving the proposed new roundabout.
 An overriding concern is the proximity of the school site to the increasingly busy A14 which represents a major pollutant source, a factor very recently reinforced when a Coroner's published finding was that air pollution from traffic made a material contribution to the death of a child. The emerging BMSDC Joint Local Plan, at LP16, requires that major planning applications such as this submit an air quality assessment where it is anticipated that contamination may be present near the development area. The Planning process here should be halted until the Applicant can demonstrate, as at paragraph 15.6 in the Plan, that there is no unacceptable risk to health.
- 9.6 **DC/21/02183**
Notification of works to trees protected by a Preservation Order (MS100/A1) –
crown lift 1 No. sycamore to a height of 5m.
18, Oxer Close
 Councillors agreed to support this application.

21.04.10 **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.

21.04.11 **Noted:**
 The following other Planning business;

11.1 To note Planning Appeal by written representations ref APP/W3520/W/20/3264624 against Refusal for the erection of single storey dwelling at Amberlea, Warren Lane and to take action as appropriate.

11.2 To note that Council's letter to BMSDC Area Planning Manager expressing concerns re access requirements and timescale re the proposed new primary school at Woolpit under ref. DC/18/04247 has been forwarded to the Case Officer.

11.3 To note that BMSDC have submitted the Joint Local Plan (Reg 19) Pre-Submission Document to the Secretary of State for Examination.

11.4 To note that the Planning Appeal Ref. APP/W3520/W/203251542 made by Harrow Estates PLC against the Refusal of Outline Planning Permission for up to 65 houses on land to the west of the former Bacon Factory has been withdrawn.

11.5 To note acknowledgement by BMSDC of an enquiry made following public concerns regarding the alleged erection of a swimming pool close to a TPO tree at St John's House.

21.03.12 **Resolved:**
That ElmsWild be granted £200.00 towards the annual rent and related expenses for the land at Town Field, Spong Lane, owned by the Elmswell Poor's Land Charity.

- 21.03.13 **Resolved:**
That the Council's Internal Control Statement for year ending 31.03.2021 is approved and adopted and that the appended Review of the System of Internal Controls is carried out by Cllr Barker for submission to the May Council meeting.
- 21.03.14 **Noted:**
That progress towards establishing easement rights over the recently acquired 6 acres of amenity land at Blackbourne was as outlined in the Clerk's Report at paragraph 1 and that paragraph 2 was related as the incursion mentioned was on the same parcel of land. There was discussion regarding the interpretation of the Reserved Matters Conditions 6 & 7 under DC/20/03046 which refer.
- 21.03.15 **Resolved:**
That the sum of £600 be made available towards an opening event at Wesley scheduled for 9th July.
- 21.03.16 **Resolved:**
That Council joins the Mid Anglia Rail Passenger Association at the annual subscription rate, currently £6.00.
- 21.03.17 **Proposal: Cllr Shaw;**
That Ian Poole of Places 4 People Planning Consultancy be engaged as per the Fee Proposal dated April 2021 for Neighbourhood Plan Consultancy Support for a sum not to exceed £5,653.00 net of VAT.
- 20.03.18 **Resolved:**
That Council seeks professional advice towards an application for Planning Permission for residential development of the footbridge site at Crown Mill.
- 21.04.19 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.03.21.
- 21.04.20 **Resolved:**
That proposed payments, scheduled as Appendices D, be authorised.
- 21.04.21 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer reports verify the published figures.
- 21.04.22 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited;
22.1 With reference to recent problems of nuisance from security and works lighting at the new industrial development site at Lawn Park, it was noted that light pollution can be managed.
- 21.04.23 **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.
- 21.04.24 **Noted:**
That the next meeting of Council is the Annual Meeting scheduled for Monday 17th May 2021 beginning at 7.00 p.m. either on-line or at the Blackbourne as circumstances allow.
- 21.04.25 **Noted:**
That the meeting closed at 9.17pm.