

ELMSWELL PARISH COUNCIL

Minutes of an Extraordinary Meeting of full Council held on

Monday 16th August 2021 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

Present: Cllr Hancock, Hawes, Mansel, Pallett (Chairman), Roots, Shaw

Attending: Parish Clerk Peter Dow
1 member of the public

21.08.01

Noted:

- 1.1 An apology for absence was accepted from Cllr Barker as he had another commitment
- 1.2 An apology for absence was accepted from Cllr Schofield as he was continuing recovery from serious medical intervention
- 1.3 An apology for absence was accepted from Cllr Edmonds who was self-isolating

21.08.02

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;

- 2.1 Cllr Pallett declared a Local Non-Pecuniary Interest in agenda item 6.2 as he was a close neighbour to the site
- 2.2 Cllr Pallett declared a Local Non-Pecuniary Interest in agenda item 6.4 as he serves with the Applicant on the Elmswell Community Enterprise Committee
- 2.3 Cllr Hancock declared a Local Non-Pecuniary Interest in agenda item 6.4 as he serves with the Applicant on the Elmswell Community Enterprise Committee
- 2.4 Cllr Shaw declared a Local Non-Pecuniary Interest in agenda item 6.4 as he serves with the Applicant on the Elmswell Community Enterprise Committee

21.08.03

Noted:

That there was no correspondence to this meeting.

21.08.04

Noted:

That when invited there was no public comment or questions on agenda items.

21.08.05

Noted:

Planning results as notified by Mid Suffolk District Council

- 5.1 DC2103744 Discharge of Conditions ref DC/19/02897 Condition 4 (sustainable drainage system) Crossways Farm, Kiln Lane Approved
EPC Did not comment
- 5.2 DC/21/03161 Discharge of Conditions ref DC/19/02495 Condition 4 (waste disposal) on land to the east of Ashfield Road Approved
EPC Did not comment
- 5.3 DC/21/04192 Non material amendment DC/20/01654 External walls...
18 Oxer Close Approved *EPC Did not comment*

- 5.4 DC/21/03465 Discharge of Conditions ref 0210/17 Condition10 (sustainability) on land to the East of Ashfield Road Approved
EPC Did not comment
- 5.5 DC/21/03604 Ground and first floor extension...
38 Oxer Close Granted *EPC supported*

21.08.06

Noted:

Planning applications as notified by Mid Suffolk District Council:

- 6.1 DC/21/04346 Erection of 2 bay car port (retention of)
Stanley House, Spong Lane
Councillors agreed to support this application
- 6.2 DC/21/ 03747 Erection of 2 storey front & side extensions
Tessima, Warren Lane
Councillors agreed to support this application
- 6.3 DC/21/21/04057 Outline Planning Permission (access to be considered, all other matter reserved) – erection of 1 No. detached bungalow
Hedgerows, Grove Lane
Councillors objected to this application on the following grounds:
The site is in the countryside outside of the Settlement Boundary within which new development will properly take place. The site centres on Hedgerows which was, as recently as 2012, constrained under an Agricultural Occupancy condition which confirms the rural nature of the setting.
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 extant Permissions under DC/18/02553 & DC/19/01876 for 4 bungalows within the same holding and in immediate proximity to the host dwelling, Hedgerows, have been presented in a piecemeal manner resulting in ‘development creep’. This latest proposed addition seeks to create a hamlet-grouping of dwellings regardless of the fact that the 2 dwellings permitted under DC/19/01876 have not yet had submitted in any application for Reserved Matters, leaving in doubt the ultimate outcome of the proposal for. This Application seeks to add an inappropriate extension to the accumulated development presenting, by the resulting scale, a further unwelcome incursion into the immediate rural setting.
Councillors are minded to suggest that, should this site had been more properly subject to a single application for 5 dwellings in the garden of Hedgerows, as one honest, up-front proposal, it would have been rejected.
The use of the existing access, now seeking to serve 6 dwellings, proposes an unsafe result, and Councillors have sympathy with the existing heavy haulage operators using Grove Lane as their sole access that it is a single-track country lane unsuited to the extra traffic loading resulting from this proposal.
In reaching these conclusions, Councillors had reference to Local Plan policies SB1, H7 & T10, Core Strategy Policies CS1 & CS2 and National Planning Policy Framework para.55.

- 6.4 DC/21/04470 Severance of garden and erection of 1no. single storey detached dwelling and associated vehicular access
Silver Birches, Church Road
Councillors agreed to support this application

- 21.08.07 **Resolved:**
That the Clerk makes known the Council's comments to the Chief Planning Officer at Mid Suffolk District Council.
- 21.08.08 **Resolved:**
That the Trefoil Guild be thanked for their excellent stewardship of the Station Road recycling centre for the 3 months ended 28th May and that a grant of £150.00 be made to the Trust's funds.
- 21.08.09 **Noted:**
The resignation of Cllr Friend, that a Casual Vacancy had been duly notified to Electoral services at Mid Suffolk District Council and that a Notice of Vacancy was properly posted.
- 21.08.10 **Noted:**
The following when any other business for information, to be noted or for inclusion on a future agenda;
10.1 The Chairman confirmed that negotiations in the matter of the swale reinstatement works on EPC land at Blackbourne had reached agreement in principle and were progressing through legal representation.
10.2 The Chairman confirmed that the Council's 2 solar-powered Speed Indicator Devices were now showing speeds of up to 55mph and that he was pursuing an application for a 3rd unit at Wetherden Road.
- 21.08.11 **Noted:**
That when public comment was invited on further matters relevant to Council business none was forthcoming.
- 21.08.12 **Noted:**
That the date of next scheduled meeting was confirmed as Monday 20th September beginning at 7.30pm at the Blackbourne.
- 21.08.13 **Noted:**
That the meeting closed at 8.20pm.