

ELMSWELL PARISH COUNCIL

Parish Clerk's Report to the Ordinary Council Meeting on 19th July 2021

- 1 My thanks to Cllr Hancock for arranging 3 quotes for the work to provide a hard surface to the length of footpath at Lukeswood which is liable to flooding. Messrs Green Scene are instructed in the sum of £3512.96 net of VAT.
- 2 The tenant of the Railway Tavern who has helped with the transition following Council's acquisition of the site as a going concern from Greene King has, as anticipated from the outset, decided to retire.
Through the good offices of the Chairman of Elmswell Community Enterprise, himself a licensed trade professional, an excellent new tenant has been found and the appointment is proposed as per the Agenda. This is, again, just a temporary arrangement on the assumption that designs, funding and contracts will be in place early next year when the pub is expected to close for refurbishment / new-build towards a possible re-opening in September 2023 as a community pub, the Elmswell Tavern under a more permanent management arrangement.
Meanwhile, the 'community pub' element of the exercise begins on Sunday 25th July with a work party to spruce up the premises inside and out towards a re-opening under new management on Friday 30th with live music.
The latest iteration of draft plans from the architect for the refurbishment / new-build show remarkable progress and promise and it is hoped that these will be worked-up to draft consultation stage ready for the re-opening at the end of the month.
- 3 A grant of £750.00 has been secured from the Community Restart scheme towards providing mobile room dividers which will help instil confidence, post covid, in certain configurations of meetings in our larger letting venues. They will remain very useful for some of our conference lettings in the normal course of business.
- 4 I have received from ElmsWild a copy of their response to MSDC survey regarding wildflowers within District Council amenity areas in which they make some suggestions for environmentally friendly projects in Elmswell. This will be kept on file pending an application for grant aid towards hedging the new Blackbourne field boundary.
- 5 Subject to final approval, central CIL funding of £19, 593.31, has been secured, being 75% of the cost of installing electrically controlled skylights in the Chamberlayne Hall, which project has gained added impetus as a Covid precautionary initiative. It would seem appropriate to take the opportunity this affords, as previously mooted, to replace the original steel profile roofing sheets which have reached the end of their safe serviceable life. The original quotes for this work have been dramatically superseded in the current very febrile building materials market, notably for the steel sheeting. A Proposal will come forward once final figures are to hand.
- 6 A revised scheme has been presented by the developer for a less intrusive incursion onto the Council's land at Blackbourne which will provide an adequate drainage route from the detention basin serving their 106 house development off Ashfield Road. Negotiations continue through respective lawyers towards the reasonable outcome required by the Land Transfer agreement.

- 7 The Chairman and I met with Ward Member Sarah Mansell and representatives of Bloor Homes on 15th July to discuss the matters to be detailed as Reserved Matters re their possible development of 86 houses plus a site for pre-school facilities at School Road. The immediate and obvious issues related to the engineering of the School Road / Church Road junction together with the adequate widening of School Road and the siting of the preschool facility immediately adjacent to School Road with no dedicated parking which would lead, inevitably, to serious problems as cars delivering children to the school parked on School Road for dropping-off and collection. We detailed the problems already evident at the junction and at the pre-school facility on Station Road and confirmed that the feedback from residents thus far reinforced those concerns. These concerns were noted.

Peter Dow
Clerk to the Council
18.07.2021