

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on
Monday 21st June 2021 at 7.30pm
at Blackbourne, Elmswell IP30 9UH

Present: Cllrs Barker, Burch, Edmonds, Hancock, Hawes, Mansel, Pallett (Chairman), Roots, Shaw

Attending: District Council Ward Member Helen Geake
Suffolk County Council Ward Member Andy Mellen
Parish Clerk Peter Dow
4 members of the public

21.06.01

Noted:

- 1.1 An apology for absence was accepted from Cllr Schofield who was unwell
- 1.2 An apology for absence was accepted from Cllr Friend who was unwell

21.06.02

Resolved:

That the draft Minutes of the Annual Parish Council Meeting held on 17th May 2021, as tabled, be agreed as a true record.

21.06.03

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;

- 3.1 Cllr Hawes declared a Local Non-Pecuniary Interest in Agenda item 9.2 as he was personally known to the applicant.

21.06.04

Noted:

- 4.1 A written report from District Council Ward Members Cllr Sarah Mansel & Cllr Helen Geake
 - 4.1.1 Cllr Mansel confirmed that the District Council Locality Budget for 2021 / 22 was available on application from community groups for specific grant aided schemes.
 - 4.1.2 Cllr Geake confirmed that the Health Centre car park at Woolpit would be grant-aided from CIL and might be expected to be delivered within 6 months.
- 4.2 A written report from County Council Ward Member Andy Mellen

21.06.05

Noted:

The following correspondence to this meeting unrelated to an Agenda item;
5.1 With Cllr Mellen and others regarding road safety signage, as dealt with in paragraph 7 of the Clerk's Report at Appendix A

21.06.06

Noted:

The Clerk's report as per Appendix A;

- 6.1 The Meeting agreed that, with reference to paragraph 5, the Clerk should attempt to make late representations to the Examination Inspector towards encouraging consideration of the Endeavour / Pegasus option.

21.06.07

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 the date of the next Complaints Committee was not known.

21.06.08

Noted:

Planning results as notified by Mid Suffolk District Council;

- 8.1 DC/21/01785 Erection of single storey front extension
5 Gardeners Walk REFUSED
- 8.2 DC/21/01994 Discharge of Condition 4 (materials) ...
Land to the East of Ashfield Road APPROVED
- 8.3 DC/21/02514 Raise lower canopy 1no Spruce tree...
2 Upper Crossway, Warren Lane GRANTED
- 8.4 DC/21/01936 Discharge of Condition 10 (Measures to improve sustainability)
Land to the East of Ashfield Road REFUSED
- 8.5 DC/20/04540 Creation of vehicular access...
Dagwood Farm, Ashfield Road GRANTED

21.06.09

Noted:

Planning applications as notified by Mid Suffolk District Council;

9.1 **DC/21/02992**

Erection of hazel hurdle fence to replace existing fence

The Cow Shed, Ashfield Road

Councillors agreed to support this application

9.2

DC/21/02956

Application for Outline Planning permission (some matters reserved, access to be considered) – Erection of 44 dwellings (inc. 9 bungalows) and 15no affordable housing; open space; landscaping and associated infrastructure.

Land East of Warren Lane and West of Cresmedow Way

Cllr Burch declared a Non-Pecuniary interest in this item as a former employee of the Applicant.

Councillors urged rejection of this application which sought to make an incursion into the countryside beyond the development boundary due to be set in the emerging Joint Local Plan by virtue of Preferred Option Site Allocation LAO63 which has permission ref 4909/16 for 38 dwellings. This is confirmed in the emerging Elmswell Neighbourhood Development Plan which, similarly, recognises the southern extremity of the current permitted site as representing the limit of development.

The proposed development-creep would make future extensions to the village's development envelope to the east the more difficult to resist as a case might be made for infill to the south of Cresmedow Way, Prescott Drive and Mill Gardens to link in with the emerging estate south of Wetherden Road. The hammerhead shown on the indicative layout from the estate road along the eastern boundary would, clearly, facilitate this undesirable expansion.

Presented as a small increase in built area, this proposal represents 0.96ha of extra building land, an increase of 50% over the existing site. It seeks to provide homes ever-nearer to the constantly problematic environment of Lawn Farm Quarry and the emerging industrial estate at Lawn Farm Business Centre and, on these counts alone, should be resisted.

In reaching these conclusions, Councillors had reference to Local Plan policies SB1, H7, H17 to Core Strategy Policy CS2 and NPPF paragraphs 15

9.3

DC/21/03296

Construction of an area of hardstanding for the stationing of lorries. Erection of a single-storey modular building, external lighting and 2m high security fence.

Lawn Farm Business Centre, Woolpit

Councillors objected to this application which seeks to impose the infrastructure stress of a further 25 – 30 HGV units together with the ancillary traffic movements of LGV, staff and service vehicles which will inevitably use Warren Lane, a single-track road without passing places, to access A14 through Elmswell.

It would impose further light pollution on residents of Elmswell as experienced with the existing recent developments at this site and the lack of any concession to smart, movement-reactive lighting clearly suggests that these problems will recur.

9.4

DC/21/02390

Installation of outdoor swimming pool, erection of pool house and garden shed (Retention of) Luke's View, St John's Close

Councillors urged a holding objection on this proposal pending a full and proper investigation by officers regarding the following matters of concern which are not addressed in the application documentation:

1 Of principal concern is the protection of the significant pine tree, subject to TPO, as well as other specimens and the protected hedge adjacent which qualifies as a S.41 habitat. The unauthorised works may well have caused root damage which should, if possible, be mitigated and any further works must be strictly conditioned to prevent further harm. There is no plan correlating the TPO specimens with the proposed works and such a plan, including root protection areas, should be presented prior to re-commencement of excavation so that protective measures can be scheduled and required.

2 No provision is shown on the plans as presented regarding backwash of chlorinated water or the method for draining the pool. Both should be prevented from entering the natural water courses and piped directly into the foul sewer system.

3 The Application should be required to include the construction of the fence which now stands against the hawthorn hedge on the northern boundary.

- 4 Consideration of this application should have reference to the March 2018 MHE Consulting Ecological Survey Report and regard paid to the recommendations therein to include:
- the potential adverse effect on nearby designated sites, namely Lukeswood
 - the conservation of overall landscape character
 - that regard be paid to protected species / groups which may be using the site and/or Lukeswood adjacent
 - the potential detrimental effect on wildlife, particularly bats, of inappropriate external lighting

21.06.10

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.

21.06.11

Noted:

The following other Planning business;

- 11.1 An application ref SCC/00542/21MS from SCC re the proposed school expansion and the Clerk's confirmation that he had obtained an extension to the consultation deadline to allow discussion at the July Ordinary Meeting.

21.06.12

Noted:

That the progress by Elmswell Community Enterprise Ltd in the matter of the development of the Elmswell Tavern site was as per paragraph 2 of the Clerk's Report at Appendix A.

21.06.13

Resolved:

That, to enable Council to progress the funding and initiation of the Elmswell Tavern development plan and associated access to the Elmswell Community Land Trust affordable housing scheme, Council instructs BCR Infinity Architects of Bury St Edmunds to undertake a conceptual design study up to pre-application Planning stage together with related budgetary costings for a sum not to exceed £16,000.00 net of VAT.

21.06.14

Noted:

That recent developments in the matter of the incursion on to Council land adjacent to Blackbourne Meadow were as per paragraph 3 of the Clerk's Report at Appendix A and the Chairman's thanks to village resident David Brown for his support and professional advice on some of the very technical factors involved.

21.06.15

Proposal: Cllr Mansel

That the Clerk be asked to make late representations to the Examination Inspector towards encouraging consideration of the Endeavour / Pegasus option as submitted during the current formal consultation process on the BMSDC emerging Joint Local Plan with regard to land comprising some 12.5ha at Eastern Way and north of Wetherden Road.

Seconded: Cllr Barker

Proposal carried

21.06.16

Noted:

The SCC Consultation Document on the proposal to expand Elmswell Primary School from 315 places to 420 places on the current site at Oxer Close and the unanimous opposition to the plan which is to be conveyed by the Clerk to the Schools Infrastructure Team on grounds that:

- The site was always only barely adequate and, since its inception has been further burdened with 2 extra year groups as a result of the scrapping of the 3 tier system.
- Current overcrowding puts unacceptable pressure on indoor and outdoor recreation, meeting facilities and toilets, as well as the provision of car parking.
- The proposals represent a stop-gap approach to primary school provision in Elmswell which should properly be subject to an holistic Plan-led review taking into account the equally unacceptable scheme to build a new school at Woolpit and to bus Elmswell 'overflow' pupils there on a daily basis.

21.06.17

Noted:

That the Boundary Commission for England's invitation for feedback on its newly published initial proposals for new Parliamentary Constituency boundaries, including a proposed North Suffolk constituency, will be the subject of discussion towards a formal response at the Luly Ordinary meeting.

- 21.06.18 **Resolved:**
That Council asks Messrs HR Services Partnership of Horsham to undertake a review of the roles and responsibilities of the Clerk and of the Assistant Clerk against the National Framework Agreement to determine the appropriate scale points for both positions on the National Joint Council Scale.
- 21.06.19 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.05.21.
- 21.06.20 **Resolved:**
That proposed payments, scheduled as Appendices D, be authorised.
- 21.06.21 **Noted:**
The Balances as per Appendices E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 21.06.22 **Noted:**
The following when public comment or questions on matters relevant to Council business was invited;
22.1 A member of the public spoke to suggest that infill between the newly modified site boundary in the application at Warren Lane / Cresmedow Way, as discussed at 9.2, made it likely that a subsequent application for infill between this site and the site currently being built-out at Wetherden Road would be forthcoming at some future date.
22.2 A member of the public suggested that the continued imposition of the 7.5 tonne weight restriction on A1088 will worsen the already heavy HGV traffic load through the village during the forthcoming years of development activity.
22.3 In response to a question from the floor, the Chairman confirmed that the very tentative suggested opening date for a refurbished Elmswell Tavern was September 2023 and that the overall fit on the site of the pub and the affordable housing was not yet determined.
- 21.06.23 **Noted:**
the following when any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited;
23.1 Cllr Hancock confirmed that quotations had been sought for the provision of a consolidated Type1 surface over the length of the footpath through Lukeswood defined in the earlier survey in collaboration with the Lukeswood volunteers and that the job would be completed in the summer months.
23.2 The Clerk confirmed that he had pursued the long-term issues of Planning Enforcement related to development at 10 Wetherden Road and that he would make enquiries towards an updated position.
23.3 The Clerk undertook to try to have SCC skirt-back the pavement at School Road from Parnell Lane to the Church Road junction skirted following reports of a pedestrian having been struck by the wing mirror of a passing vehicle as a result of the very narrow pavement currently presented.
- 21.06.24 **Noted:**
That the next meeting of Council is scheduled for Monday 19th July 2021 beginning at 7.30 p.m. either on-line or at the Blackbourne as circumstances allow.
- 21.06.25 **Noted:**
That the meeting closed at 9.53pm.