

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 15th November 2021 at 7.30pm
at Blackbourne, Elmswell IP30 9UH**

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

Attending: County Council Ward Member Andy Mellen
District Council Ward Member Helen Geake
Parish Clerk Peter Dow
No members of the public

21.11.01

Noted:

- 1.1 An apology for absence was accepted from Cllr Schofield due to his long-term illness.
- 1.2 An apology for absence was accepted from Cllr Barker who was isolating under pandemic restrictions.

21.11.02

Resolved:

That the draft Minutes of the Ordinary Parish Council Meeting held on the 18th October 2021, as tabled, be agreed as a true record.

21.11.03

Noted:

The following when any Members' Declarations of Local Non-Pecuniary Interests (LNPI) and/or Disclosable Pecuniary Interests (DPI) 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 LNPI in Agenda item 9.1 as he had recently used the same architect as the Applicant.
- 3.2 Cllr Mansel declared a LNPI in Agenda item 9.5 as she was a close neighbour to Field View.
- 3.3 Cllr Edmonds declared a LNPI in Agenda items 9.2 as he knew the applicant at Lyle Close and 9.4 as he was a close neighbour to Hedgerows, Grove Lane.

21.11.04

Noted:

- 4.1 A written Report, as tabled and circulated, from SCC Ward Member Andy Mellen
 - 4.1.1 Cllr Mellen added the fact that his Locality Budget had recently helped fund a defibrillator unit for St John's Church
- 4.2 A written Report, as tabled and circulated, from Mid Suffolk Ward Members Cllrs Mansel and Geake
 - 4.2.1 Cllr Mansel confirmed that she was actively involved in resolving the recent inappropriate tenancy issues at Manns Court / Thedwastre Close.
 - 4.2.2 Cllr Mansel confirmed that, despite the current 9.78 years of Housing Land Supply available to MSDC, the very out-of-date nature of the Local Plan and the delay to the emerging JLP makes some Planning objections problematic, particularly when pre-5yr-land-supply permissions have established precedent.

21.11.05

Noted:

The following correspondence to this meeting unrelated to any Agenda item;

- 5.1 With MSDC and from a neighbour re the Manns Court / Thedwastre Close tenancy problems, as circulated to Councillors.

- 9.4 **DC/21/05976**
Erection of 3 No. single-storey dwellings, garages and new vehicular access Hedgerows, Grove Lane
- Councillors objected to this application for the following reasons:
 The site is in the countryside outside of the Settlement Boundary within which new development will properly take place.
 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.
 This Application seeks to add an inappropriate extension to that development to the rear of Hedgerows and well beyond the building line of both Hedgerows and of Half Acre, adjacent, presenting a clear and unwelcome incursion into the immediate rural setting.
 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.
 As with previous applications on this site, the applicant suggests that the sustainability of the site is enhanced by a short, 800m stroll to the shops. The walk to the centre of Elmswell along Ashfield Road which does not have pavement along its whole length, is actually 1.6km, just short of a mile. Pedestrians are not frequently seen along this fast, busy highway.
 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.

- 9.5 **DC/21/05727**
Application for approval of reserved matters following grant of planning permission DC/18/04264 Town and Country Planning – Submission of details for Appearance, Landscaping, Layout and Scale for erection of up to 6No dwellings and new vehicular access including Conditions, 7 (Assess Surface Water Treatment), 8 (Access – Surface Water Discharge Prevention), 9 (Refuse Collection), 10 (Highways Parking & Turning), 11 (Archaeological Evaluation). Land South of Field View
- Councillors objected to this application for the following reasons:
 The site is too cramped to allow safe off-road parking for 6 effectively 4-bedroomed dwellings. The proposal seeks to address this by way of triple parking which, in practice, encourages ad hoc parking which might well extend on to the very fast stretch of Ashfield Road and present a very real hazard.
 The orientation of the proposed dwellings is such as to deny the possibility of solar capture using roof-mounted panels. A turn of 90 degrees should be required so as to allow the valuable possibility of fitting such units, in accordance with NPPF paragraphs 154(b) & 155(c).

- 21.11.10 **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.
- 21.11.11 **Noted:**
 That there was no other Planning business

- 21.11.12 **Noted:**
A consultation invitation re the current SCC Lorry Route Plan and the Meeting's decision that the Clerk should respond confirming that Warren Lane is HGV weight-restricted and that the HGV weight restriction on A1088 would be better modified to a height restriction related to Norton Road railway bridge so that less HGV traffic would use Elmswell as a through-route to A14.
- 21.11.13 **Noted:**
Discussion regarding the options for the proposed fitting of rooflights in the Chamberlayne Hall at Blackbourne towards a formal Resolution at a subsequent meeting.
- 21.11.14 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.10.21.
- 21.11.15 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 21.11.16 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 21.11.17 **Noted:**
That there was no public comment or questions on matters relevant to Council business.
- 21.11.18 **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;
- 18.1 The Clerk confirmed that the streetlight out in New Road is a G39 unit requiring attendance by a specialist UKPN engineer given the proximity of HT cables to the light unit and that this is a longer process than the usual call-out.
 - 18.2 The Clerk undertook to make a site visit to Kiln Lane and assess the potholes towards contacting SCC Highways as appropriate.
 - 18.3 The Clerk confirmed that the missing fingerpost in Warren Lane at the Warren Lane Kiln Lane cross field footpath had been reported to SCC Highways and that he would check on progress.
 - 18.4 The Meeting noted that traffic at the school is heavy at 3.00pm daily
 - 18.5 The meeting noted that a Highways mirror will be affixed to the cemetery access sign at Church Hill when the sign is repaired, which process is in hand.
- 21.11.19 **Noted:**
That the next Ordinary Meeting of Council was scheduled for Monday 20th December 2021 beginning at 7.30 p.m. at Blackbourne.
- 21.11.20 **Noted:**
That the meeting closed at 10.06pm.