

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 18th July 2022 at 7.30pm at The Blackbourne, Elmswell IP30 9UH

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

Attending: County Council Ward Member Andy Mellen
District Council Ward Member Helen Geake
Parish Clerk Mr Peter Dow

22.07.01 **Noted:**

1.1 An apology for absence was noted from Cllr Barker as he was on holiday.

22.07.02 **Resolved:**

That the draft Minutes of the Ordinary Parish Council Meeting held on the 20th June 2022, as tabled, be agreed as a true record.

22.07.03 **Noted:**

That 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.

22.07.04 **Noted:**

The following when reports were invited and questions invited from Councillors or the public on those reports and on any matter on this agenda;

- 4.1 A written report from District Council Ward Members Cllr Sarah Mansel and Cllr Helen Geake
- 4.2 A written report from County Council Ward Member Andy Mellen
- 4.3 Cllr Mansel spoke to confirm that a forthcoming Mid Suffolk Council meeting would include discussion on the CIFCO Investment Plan together with an increase in the borrowing limit needed to service the Gateway 14 project. It would also provide an update on the proposed cycling / walking infrastructure plan.
- 4.4 Cllr Mellen spoke regarding the forthcoming renewal of the SCC Highways maintenance contract which now looks to be between 3 bidders and without an in house option.
- 4.5 Cllr Mellen drew the meeting's attention to a consultation session to be held by West Suffolk DC regarding the plans for substantial expansion of the business park at Stanton which might impinge on HGV traffic routing through Elmswell.
- 4.6 Cllr Mellen undertook to check the situation at Thedwastre Close where a manhole has been fenced off for some time attracting regular visits from contractors but no repair.
- 4.7 Cllr Mansel confirmed that 3 of the recently problematic bungalows at Manns Court are now occupied and that she would look into the status of the remaining units.
- 4.8 Cllr Mansel confirmed that MSDC has a Housing Land Supply of some 9½ years.
- 4.9 Cllr Mellen agreed to try to seek an appropriate forum to discuss the widespread and long-standing dissatisfaction with the decisions made regarding highways closures and the subsequent signage issues.

22.07.05 **Noted:**

The following further correspondence to this meeting unrelated to an Agenda item;

- 5.1 A Notice to EPC as landowner in respect of surveys to be carried out at and near to Lord's Bridge as part of the Crossing Reduction Order made in 2020.
- 5.2 A 1st concept plan from Orwell Housing who are identified as a possible partner in the scheme to provide affordable community housing in collaboration with the Elmswell Community Land Trust. The Clerk confirmed that other partners might emerge and that, meanwhile, he would co-ordinate meetings with Orwell towards costing an acceptable developed concept which would inform the necessary funding initiatives. The meeting agreed that the eventual framework must avoid loss of any of the units through Right To Buy legislation.

- 22.07.06 **Noted:**
The Meeting received the Clerk's report as per Appendix A. There were no matters arising.
- 22.07.07 **Noted:**
That there was no Complaints Committee business for information, to be noted or for inclusion on a future agenda and that the date of the next Complaints Committee meeting was not known.
- 22.07.08 **Noted:**
Planning results as notified by Mid Suffolk District Council;
- | | | | |
|-----|--|----------|----------------|
| 8.1 | <u>DC/22/02412</u> Erection of single storey extension
The Barn, Grove Lane | GRANTED | EPC supported |
| 8.2 | <u>DC/18/02146</u> Discharge of Condition 12 and 13
Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.3 | <u>DC/18/02146</u> Discharge of Condition 10
Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.4 | <u>DC/18/02146</u> Discharge of Condition 20
Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.5 | <u>DC/18/02146</u> Discharge of Condition 17
Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.6 | <u>DC/18/02146</u> Discharge of Condition 16
Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.7 | <u>DC/22/02447</u> Severance of garden and erection of dwelling
Folly Lodge, 2 Rose Lane | REFUSED | EPC objected |
| 8.8 | <u>DC/21/05976</u> Discharge of Condition 4 re surface water discharge
Hedgerows, Grove Lane | APPROVED | EPC no comment |
- 22.07.09 **Noted:**
The following Planning applications as notified by Mid Suffolk District Council,
- 9.1 **DC/22/03101**
Erection of 2No detached dwellings and the construction of two passing places in Warren Lane
Land to the north & east of Warren Mill House, Warren Lane, Elmswell Road, Wetherden IP14 3LL
Councillors urged rejection of this application for the following reasons:
The proposal site is in the countryside and outside of the boundaries within which development might be permitted.
MSDC has a robust supply of housebuilding allocations and does not need to find ad hoc windfall sites beyond those designated.
Warren Mill House stands as a significant viewpoint from Elmswell on a well-documented landmark site which can be traced back some 2,000 years and which stands on the ancient hundred boundary. The proposed dwellings bear no relation to the current vernacular of the host dwelling and would erode the landscape to the extent that it would offer a clear invitation to creeping infill development towards a potential link with the Wetherden boundary.
Two large residential dwellings would generate considerable vehicular traffic beyond that which maintains on the current rural by-way. The proposal that this is mitigated by the construction of passing places poses a further deterioration of the rural setting of this established Right of Way, much used by walkers. If heavier traffic use were established it would invite further incursions by way of development of the remaining agricultural landscape.
- 9.2 **DC/22/03220**
Application under S73 for Removal or variation of a Condition following approval of 4451/16 dated 13/03/2017 Town and Country Planning Act 1990 – Erection of 2No dwellings. Remove Condition Number 3 (Occupation Restriction)
Elmswell Park Stud
Councillors urged rejection of this application for the following reasons:
These properties are in the countryside and outside of the boundaries within which development might be permitted.
Their construction was allowed against the usual constraints on grounds that they were needed to house essential workers employed on the equine holding.

Without this binding condition the development would not have been permitted. The arbitrary removal of this essential safeguard against ad hoc development in the countryside runs counter to common sense and offers a precedent which invites abuse of the Planning system. As such the proposal should be rejected.

- 9.3 **DC/22/03423**
Outline Planning Erection of 1No 1½ storey dwelling and construction of new vehicular access
Land adjacent 10 Crown Mill
Councillors agreed to support this application

22.07.10 **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.

- 22.07.11 **Noted:**
The following other Planning business.
- 11.1 The revised Construction Environmental Management Plan to be submitted under Condition 8 of the Outline Permission for land to the north & west of School Road ref DC/22/02584 had been circulated to Councillors and no adverse comment received. The Meeting noted the addition of a consultation clause towards close liaison between the Contractors and EPC for the duration of the works. This was the result of representations made by the Chairman and Clerk during recent site meetings.
- 11.2 The Clerk undertook to attend the proposed liaison meeting hosted by WSDC regarding the proposals for increased industrial activity at the Shepherd's Grove Industrial Estate in Stanton towards assessing any knock-on effects for Elmswell by way of increased HGV traffic.
- 11.3 Cllr Mansel drew the meetings attention to the fact that the proposal for 19 houses at the Grove Lane / Ashfield road junction is scheduled for a Development Control Committee meeting on 3rd August.

22.07.12 **Noted:**
The offer of a defibrillator from TW East Anglia and the agreement of the Meeting that the Clerk should approach Rev Goodridge at St John's where an initiative to provide such a facility is already under way.

22.07.13 **Noted:**
The invitation from MSDC to suggest road names for developments at the forthcoming 86 dwelling development on land at School Road and the 6 houses to the south of Field View in Ashfield Road and the Meeting's agreement on the following response:

Land at School Road

Road1 **Heriot Road**

Referencing the surrender of a deceased tenant's best live beast to the Lord of the Manor and reflecting the status of the Elmswell Hall to which the site belonged

Road 2 **Lancastrian Way**

Marking the visit of the Lancastrian child King Henry VI to the site when it was still held by the Abbott of Bury St Edmunds

Road 3 **Petronilla Way**

The adjacent Parnell Lane, locally Penny Lane, derives its name from the early Christian St Petronilla, reflecting the site connection with Bury Abbey.

Road 4 **Abbey Way**

As, above, marking the connection with the vastly influential Benedictine Monastery at Bury St Edmunds

Road 5 **Navigation Way**

Elmswell was changed dramatically by the construction in 1844 of the railway which divides the modern-day settlement in two. The line was completed in 6 months by large gangs of labourers known as, 'navigators,' later, 'navvies'.

Road 6 **Dove House Pightle**

Field name of local holding as per the Tithe Map

6 houses to South of Field View

Name referencing **Pindar**, being the trade of making and maintaining fences and boundaries which would have been of significance in the enclosure of Bittenhaugh Green which would have included this land.

22.07.14

Noted:

The Clerk confirmed that he had circulated the notes from a meeting held on 4th July regarding the proposed pedestrian & cycle path linking Elmswell & Woolpit and that he would take back comments to the next meeting scheduled for 7th November.

22.07.15

Resolved:

That Cllrs Barker and Hancock be asked to conduct a formal review of the Council's system of internal control in October 2022 towards the subsequent presentation of a written report for Council's approval.

22.07.16

Resolved:

That £200.00 be granted to Elmswell Football Club as sponsorship of the Club's match day shirts bearing the Elmswell Tavern logo.

22.07.17

Noted:

The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.06.22.

22.07.18

Resolved:

That proposed payments, scheduled as Appendix D, be authorised.

22.07.19

Noted:

The balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.

22.07.20

Noted:

That there were no public comment or questions on matters relevant to Council business.

22.07.21

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 were invited.

- 21.1 The Clerk confirmed that he was aware of the guidance which suggests that burial spaces in a civil cemetery should ideally have sufficient space to deal with 50 years of anticipated interments and that provision at the Council's facility on Church Hill was adequate without reliance on the total space afforded by the adoption of the green cemetery.
- 21.2 Cllr Mansel undertook to speak with Cllr Mellen regarding the undertaking by the developer of the Wetherden Road estate to make good the pedestrian path into Jubilee Terrace.
- 21.3 The Chairman confirmed some limited progress with regard to the Road Safety Initiative whereby a site meeting is to be held with the Highways Engineer responsible for white lining. Other aspects will require further elucidation from SCC so that pressure can be applied appropriately.
- 21.4 The Meeting agreed that the situation regarding dangerous and nuisance parking in the vicinity of Elmswell School is exacerbated during the current building works which restrict on-site car parking. Regardless of these circumstances, the parking is generally problematic and dangerous as is commonly the case other schools.

22.07.22

Noted:

That the next Meeting of Council was scheduled for Monday 19th September 2022 beginning at 7.30 p.m. at Blackbourne.

22.07.23

Noted:

That the meeting closed at 9.19pm.