

# **ELMSWELL PARISH COUNCIL**

## **Minutes of an Ordinary Meeting of full Council held on Monday 20<sup>th</sup> June 2022 at 7.30pm at The Blackbourne, Elmswell IP30 9UH**

Present: Cllrs Brown, Edmonds, Hancock, Mansel, Pallett (Chairman), Roots, Shaw

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

22.06.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Schofield as he was on holiday
- 1.2 An apology for absence was accepted from Cllr Burch who was unwell
- 1.3 An apology for absence was noted from Cllr Baker who was otherwise engaged
- 1.4 An apology for absence was accepted from Cllr Hawes who was unwell
- 1.5 An apology was noted from District Council Ward Member Helen Geake

22.06.02 **Resolved:**

**That the draft Minutes of the Annual Parish Council Meeting held on the 16<sup>th</sup> May 2022, as tabled, be agreed as a true record.**

22.06.03 **Noted:**

The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and to note any additions, deletions or alterations to the Council's Register of Interests.

- 3.1 A Declaration from Cllr Schofield as Treasurer to St John's PCC
- 3.2 The requirement under the LGA Code of Conduct adopted 16.05.2022 ref 22.05.31 for the disclosure of 'Other Registrable Interests' and that the Clerk would confirm the situation with individual Councillors towards submitting a joint document by way of Declaration.

22.06.04 **Noted:**

The following when reports / papers including from external bodies as appropriate and questions invited from Councillors or the public on those reports /papers and on any matter on this agenda;

- 4.1 A written report from District Council Ward Members Cllrs Sarah Mansel & Helen Geake.
- 4.2 A written report from Cllr Andy Mellen as SCC Ward Member together with his oral confirmation that he continues to press SCC Highways regarding improvements to the details of their proposals for the Community path to Woolpit , in particular grade separation and distance from the highway.
- 4.3 Confirmation from Cllr Mellen that he continues to press for more details on the proposed 10 year Highways Maintenance Contract with Messrs Kier whose Current contract ends in October 2023.
- 4.4 Confirmation from the Chairman that he continues to pursue SCC Highways towards a meeting to consider road safety initiatives in the village, including 20mph speed limits, but that congestion at the railway crossing, in light of government initiatives to direct freight on to the railway, will be difficult to address.
- 4.5 A resident spoke against the Planning application at agenda item 9.2 on grounds that the rural setting was unsuitable for further residential development which would have an adverse effect on the safety of Kiln Lane as a single track rural road and which would change the character of the outlook from Valley Cottage adjacent to the site which be detrimental to the B&B business there.

- 22.06.05      **Noted:**  
That there was no correspondence to the meeting unrelated to an Agenda item.
- 22.06.06      **Noted:**  
The Clerk's report as per Appendix A
- 6.1      Cllr Mellen referred to item 3 and confirmed that he was working with the Clerk towards better liaison with Network Rail in the matter of the proposed closure of the railway crossing for maintenance works.
- 6.2      The Clerk drew Councillors' attention to the current BMSDC Parking Strategy exercise and that a consultation session was booked for Woolpit Village Hall on 22<sup>nd</sup> June.
- 6.3      The Clerk undertook to co-ordinate a response to the SCC consultation on the Government's Shared Prosperity Fund based on Councillor feedback with particular reference to, 'Community & Place'.
- 22.06.07      **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.
- 22.06.08      **Noted:**  
Planning results as notified by Mid Suffolk District Council
- |     |                    |   |         |               |
|-----|--------------------|---|---------|---------------|
| 8.1 | <u>DC/22/01994</u> | Erection of single detached garage                              |         |               |
|     |                    | 2 Bennett Avenue  | GRANTED | EPC supported |
| 8.2 | <u>DC/22/01224</u> | Hybrid planning...erection of 1no detached dwelling ...         |         |               |
|     |                    | Holly Lodge, Cross Street                                       | GRANTED | EPC objected  |
| 8.3 | <u>DC/22/01114</u> | Change of use and conversion of barn into residential annexe... |         |               |
|     |                    | Botany Bay Farm, Grove Lane                                     | GRANTED | EPC supported |
- 22.06.09      **Noted:**  
The following Planning applications as notified by Mid Suffolk District Council;
- 9.1      **SCC/0101/21MS/VOC**  
**Application for variation of conditions 1 (approved documents) and 12 (aggregate and waste heaps) of permission SCC/0084/20MS/VOC.**  
**Lawn farm Quarry, Wetherden Road**  
Councillors agreed to make no comment on this application
- 9.2      **DC/22/02641**  
**Conversion of and extension to barn to form 1No. dwelling**  
**The Old Granary Adjacent Ten-Ten, Kiln Lane**  
Councillors objected to this application for the following reasons;  
Mid Suffolk District Council has a 9.5 year housing supply and therefore does not need to look beyond existing policies and settled development boundaries to fulfil Government targets in this regard.  
This site is in the countryside clearly outside of the Development Envelope of Elmswell. To permit further encroachment of development into Kiln Lane would run counter to Local Plan Policy SB1 and there is no mitigating factor presented to support intrusion which is, clearly, against the overriding principal of protecting the countryside for its own sake.  
The long-standing guidance of PPG7 remains valid and very relevant here. Conversion is inappropriate when buildings are unsuitable for conversion without significant alteration, rebuilding or extension. Overcoming the lack of access and fenestration would run counter to Local Plan Policy H9 which requires that conversion must respect the structure form and character of the original building and that new openings must be kept to a minimum. The existing building is one of character, a brick-built storage shed representing a slowly deteriorating feature of the countryside and a reminder of the area heritage. The proposed conversion merely pays lip service to the historic structure which is totally unsuited to

domestic adaptation without drastic alterations removing all reference to its provenance. The failure of the earlier Class Q application reinforces this view. Kiln Lane is a single-track country lane with no footpath along its entire length. It is already at capacity as the village expands and traffic seeks ways around the increasingly busy main through routes. In proposing another vehicular access on to Kiln Lane and imposing the traffic generated by a 3 bedroomed dwelling which must rely almost entirely on car use to access facilities, the Proposal, runs counter to Local Plan policy T10 which requires that existing roads giving access to a proposed development should be suitable in terms of the safe and free flow of traffic and pedestrian safety. Recent permissions for residential development along Kiln Lane have enjoyed the unfettered laissez faire of NPPF guidance. This application must, in contrast, be viewed against the reasoned and considered Local Plan regulation, against which it signally fails. The PD rights and curtilage benefits which would accrue should permission be granted pose further serious threats in terms of amenity.

The Application goes against NPPF policies of sustainability. In its strictures on promoting sustainable transport it argues for an awareness of potential impacts on transport networks [para 102(a)], focussing on locations which can be made sustainable through limiting the need to travel [para 103] and for attention to the impacts from a proposal on the transport network [para 108(c)]. This is a proposal for a dwelling along a narrow country road situated almost a mile from the village facilities. In NPPF terms it is unsustainable.

9.3 **DC/22/01615**

**Application for approval of Reserved matters following grant of Outline Approval DC/18/02146 – Submission details for Appearance, Landscaping, Layout and Scale for erection of up to 86 dwellings (30No affordable units) including car parking, early years provision, open space provision with associated infrastructure and vehicular access. Highways improvements of road widening and cycle/footpath link.**

**Land to the North and West of School Road**

The meeting was informed that the Clerk had made comments under delegated powers to submit Councils comments within the time allowed. The Clerk confirmed that the response had been copied to all Councillors.

9.4 **DC/22/02845**

**Application under Section 73 of the Town and Country Planning Act 1990 – Variation of Condition 18 (Details of Estate Roads and Footpaths) and Condition 19 (provision of carriageways and Footways) of Outline Planning Permission DC/20/01677 dated: 21/01/21 Outline Planning Application (access to be considered, all other matters reserved) – Site remediation works (Phase 1) and the erection of up to 65 dwellings with the safeguarding of land for the potential future delivery of a relief road, public open space and associated landscaping (Phase 2)**

**Land to the West of the former Bacon Factory Site**

Councillors agreed to make no comment on this application

9.5 **DC/22/02560**

**Erection of single-storey side extension, garage/store with electric car charging point, new 1.2m high fencing (following removal of existing) and creation of new vehicular access**

**Oakdene, Ashfield Road**

Councillors agreed to support this application

9.6 **DC/22/02902**

**Conversion and alterations to existing Cartlodge to form 1No residential dwelling**

**Hill Farm Barn, Ashfield Road**

Councillors objected to this application for the following reasons;

Mid Suffolk District Council has a 9.5 year housing supply and therefore does not

need to look beyond existing policies and settled development boundaries to fulfil Government targets in this regard.

This site is in the countryside clearly outside of the Development Envelope of Elmswell. To permit further strip development along this open stretch of Ashfield Road would run counter to Local Plan Policy SB1 and there is no mitigating factor presented to support intrusion which is, clearly, against the overriding principal of protecting the countryside for its own sake.

The long-standing guidance of PPG7 remains valid and very relevant here. Conversion is inappropriate when buildings are unsuitable for conversion without significant alteration, rebuilding or extension. Overcoming the lack of access and fenestration would run counter to Local Plan Policy H9 which requires that conversion must respect the structure form and character of the original building and that new openings must be kept to a minimum. The existing building is ancillary to the host dwelling and sits as a cohesive adjunct to that dwelling. The proposed conversion seeks the creation of a new curtilage with significant implications by way of the Permitted Development Rights which would ensue and which would make further development difficult to resist. Applying the common-sense test of whether, as a virgin site, this development would be permitted urges a resounding rejection of the proposal.

The Application goes against NPPF policies of sustainability. In its strictures on promoting sustainable transport it argues for an awareness of potential impacts on transport networks [para 102(a)], focussing on locations which can be made sustainable through limiting the need to travel [para 103] and for attention to the impacts from a proposal on the transport network [para 108(c)]. This is a proposal for a dwelling along a fast country feeder-road situated over a mile from the village facilities and with no possible claim to safe pedestrian access. In NPPF terms it is unsustainable.

9.7

**DC/22/02951**

**Application for Outline Planning Permission (Access points to be considered, Appearance, Landscaping, Layout and Scale to be Reserved)  
Town and Country Planning Act 1990 – Erection of up to 4 dwellings  
C Finch, Kiln Lane**

Councillors objected to this application for the following reasons;

Mid Suffolk District Council has a 9.5 year housing supply and therefore does not need to look beyond existing policies and settled development boundaries to fulfil Government targets in this regard.

This site is in the countryside clearly outside of the Development Envelope of Elmswell. To permit further encroachment of development into Kiln Lane would run counter to Local Plan Policy SB1 and there is no mitigating factor presented to support intrusion which is, clearly, against the overriding principal of protecting the countryside for its own sake.

Kiln Lane is a single-track country lane with no footpath along its entire length. It is already at capacity as the village expands and traffic seeks ways around the increasingly busy main through routes. In proposing increased traffic access on to Kiln Lane and imposing the traffic generated by 4 more substantial detached dwellings which must rely almost entirely on car use to access facilities, the proposal runs counter to Local Plan policy T10 which requires that existing roads giving access to a proposed development should be suitable in terms of the safe and free flow of traffic and pedestrian safety. In the absence of a 5 year housing supply, recent permissions for residential development along Kiln Lane have enjoyed the unfettered laissez faire of NPPF guidance. This application must, in contrast, be viewed against the reasoned and considered Local Plan regulation, against which it signally fails.

The proximity of the proposal site to existing metal reclamation processing and storage facilities poses a serious threat to the amenity and enjoyment of these proposed new houses, contrary to the strictures of Local Plan Policy H17.

The Application goes against NPPF policies of sustainability. In its strictures on promoting sustainable transport it argues for an awareness of potential impacts on transport networks [para 102(a)], focussing on locations which can be made sustainable through limiting the need to travel [para 103] and for attention to the impacts from a proposal on the transport network [para 108(c)]. This is a proposal

for 4 large detached dwellings along a narrow country road situated almost a mile from the village facilities. In NPPF terms it is unsustainable.

- 9.8 **DC/22/02993**  
**Application for Advertisement Consent – Erection of illuminated fascia signage and 1No illuminated pylon display signage**  
**Land at Stage Café, Old A45**

Councillors agreed to make no comment on this application

- 22.06.10 **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.**
- 22.06.11 **Noted:**  
The following any other Planning business;  
11.1 The meeting agreed that the Clerk should respond to further enquiry from SCC Highways regarding new parking restrictions on the roads around Elmswell School to the effect that they should indicate No Waiting At Any Time.
- 22.06.12 **Resolved:**  
**That the Trefoil Guild be thanked for their stewardship of the Council's Station Road Recycling centre for 3 months from 26<sup>th</sup> February and that a grant of £150.00 be made to the group's funds.**
- 22.06.13 **Resolved:**  
**That Council makes an Application for Outline Planning Permission to Mid Suffolk District Council for a 1½ storey dwelling on its land at Crown Mill as per the Planning Statement commissioned from Mark Johnston ref. 22.04 and dated June 2022.**
- 22.06.14 **Resolved:**  
**That as from 06.06.2022 Lucy Holt of Blackbourne Road, Elmswell, be employed in the post of clerical assistant and be remunerated at the NJC rate of pay SPC5.**
- 22.06.15 **Resolved:**  
**That ElmsWild be asked to advise on the grass cutting schedule for the green cemetery with a view to protecting the biodiversity of the site and towards encouraging the spread of the existing rare wildflower species.**
- 22.06.16 **Resolved:**  
**That Messrs. Anglian Security and Fire Ltd be appointed Preferred Contractor in the matter of the supply & installation of an external CCTV system at Blackbourne as outlined in their System Design Specification ref. 12106 dated 09.06.2022 at a base-price costing of £7,125.00 excluding VAT.**
- 22.06.17 **Noted:**  
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.05.22.
- 22.06.18 **Resolved:**  
**That proposed payments, scheduled as Appendix D, be authorised.**
- 22.06.19 **Noted:**  
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.

- 22.06.20      **Noted:**  
That when any public comment or questions on matters relevant to Council business were invited none were forthcoming.
- 22.06.21      **Noted:**  
That there was no other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda.
- 22.06.22      **Noted:**  
That the next Meeting of Council was scheduled for Monday 18<sup>th</sup> July 2022 beginning at 7.30 p.m. at Blackbourne.
- 22.06.23      **Noted:**  
That the meeting closed at 9.31pm.