

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 21st March 2022 at 7.30pm at The Blackbourne, Elmswell IP30 9UH

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

Attending: Parish Clerk Peter Dow
1 member of the public

22.03.01 **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 Hawes whose wife was unwell
1.3 An apology for absence was accepted from Cllr Mansel who had a meeting at MSDC
1.4 There were apologies from County Council Ward Member Andy Mellen and District Council Ward Member Helen Geake

22.03.02 **Resolved:**
That the draft Minutes of the Ordinary Parish Council Meeting held on the 21st February 2022, as tabled, be agreed as a true record.

22.03.03 **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 Cllr Burch declared a Local Non-Pecuniary Interest in Agenda item 9.2 as he had worked for the landowner concerned for many years.

22.03.04 **Noted:**
4.1 A written Report, as tabled and circulated, from SCC Ward Member Cllr Andy Mellen
4.2 A written Report, as tabled and circulated, from MSDC Ward Members Cllrs Sarah Mansel & Helen Geake

22.03.05 **Noted:**
That there was no correspondence to this meeting unrelated to an Agenda item.

22.03.06 **Noted:**
The Clerk's report as per Appendix A.;

6.1 The Clerk drew the Meeting's attention to a Press advertisement regarding an application for a Premises Licence for activities including entertainment and late night refreshment indoors and out at the Wood Road Site in Haughley Park to which Woolpit Parish Council had raised objection. It was agreed that, if appropriate, support should be given to the objection on the grounds of potential traffic nuisance through Elmswell late at night.

6.2 The Clerk confirmed that he had received a request from ElmsWild for a grant of £150.00 to offset their rental payment to the Poor's Land Charity for the Town Field holding which they maintain on a voluntary basis on the village's behalf. He suggested that this be ratified at the next meeting as an annual payment in light of the original initiative ref 20.12.15 to support the Group's bid to assume the Tenancy.

6.3 The Clerk drew the Meeting's attention to the forthcoming closure of Station Road overnight for 6 nights beginning 04.04.2022

6.4 The Clerk confirmed that his monthly Report gave detailed accounts of on-going initiatives and recorded progress in detail which remains on record as an Appendix to the certified Minutes. It does not seek to enable action but rather to promote discussion as appropriate and in no way subverts the meeting agenda.

22.03.07 **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 that the date of the next Complaints Committee meeting was unknown.

22.03.08

Noted:

Planning results as notified by Mid Suffolk District Council and to take action as appropriate.

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| 8.1 | <u>DC/18/02146</u> Erection of up to 86 dwellings...
Land to the North and West of School Road | GRANTED | EPC objected |
| 8.2 | DC/22/00212 Erection of single storey side extension
Folly Cottage, Rose Lane | GRANTED | EPC supported |

22.03.09

To discuss the following Planning applications as notified by Mid Suffolk District Council, and to make comment as appropriate:

- 9.1 **DC/22/01032**
Application for works to trees subject to Tree Preservation Order WS312/T1: Re-pollard 1no Ash to previous points
7 Farm Meadow
Councillors agreed to make no comment on this application
- 9.2 **DC/21/06333**
Development of a petrol filling station, a drive-thru restaurant and coffee shop, together with various infrastructure and landscaping works
Land off A14
Councillors objected to this application for the following reasons;
- 1 The site is too small to accommodate the facilities it proposes to offer. The 'drive-through' element of the fast food provision is subverted by the recent proposal for an increase in EV charging points when the 'Future Transport Hub' will 'cater for motorists who need to wait to charge their cars'. They will not be driving through, they will be parked on site.
Again, the Applicant suggests that the proposal is a 'valuable community asset' for local residents who do not have EV charging facilities at home and that, 'given the location of the site we recognise that the demand from motorists is likely to be high'. EPC considers that this demand will be too high to be safely accommodated on this very cramped site.
It is impractical to suggest that, merely by not signing the facility for HGV use, this will mean that large lorries will not pull in for refreshment and comfort breaks. On a single hectare of land this proposal cannot work without serious overloading and congestion to the detriment of circulation around the site which has implications for access from an extremely busy roundabout.
After an initial rejection of the concept SCC Highways have suggested remediation measures which in no way address the safety issues posed by the overdevelopment.
 - 2 NPPF paragraph 112 states that applications for development should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, The application signally fails to satisfy this requirement.
The Transport Assessment relies upon the 'understanding' that this application will benefit from the 'proposed' Elmswell-Woolpit footway/cycle link (Community Path)'. This aspirational scheme is un-costed and remains as an extremely problematic project meaning it would, if progressed, be something to be delivered many years hence. It has no relevance in mitigating the harm that this application proposes and it is disingenuous to suggest otherwise.
 - 3 The Applicant's own Assessment is for 224 extra vehicles per hour at the roundabout during peak periods and accepts that the traffic load would exceed capacity on the west-bound slip junction. Given the failure to take into account the local developments since the TA was commissioned including the new HGV-based businesses at Lawn Farm Business Park (Bacton Transport / Precon Products), the substantial and growing number of houses at both Woolpit and Elmswell and the outline Planning permission for a new primary school serving both Woolpit and Elmswell, the Assessment in no way serves to reflect the true position with regard to highway safety.

Included in the developments which have secured Planning permission in the interim is the requirement for a roundabout at Woolpit immediately off A14 to serve the large housing estate and primary school. This impediments to traffic flows need to be taken into account when assessing this proposal. Any such assessment would find the scheme wanting to such an extent that it should fall.

9.3 **DC/22/00929**

**Change of use and conversion of single garage into living accommodation for B&B or longer term rental
Wisteria, New Road**

Councillors objected to this application for the following reasons;

- 1 The proposal seeks a contrived result, awkwardly situated and creating residential accommodation out of keeping with the neighbouring properties and at risk of establishing precedents for inappropriate expansion as a separate curtilage.
- 2 The vehicular access from New Road into the Proposal site is 2.2m wide at its narrowest point. The acceptable minimum is 3.3m. The access barely accommodates cars at the smaller end of the domestic car market. As has been the case for several years, this access is too problematic for normal use and the incumbent at the host dwelling has to park vehicles at the kerbside. It is disingenuous for the applicant to demonstrate in the submission 3 vehicles parked to the rear of the main house.
New Road is a major pinch-point in the village road network. It serves as one arm of the advisory HGV route taking the considerable traffic load from north of the railway to access A14. Effectively this often, therefore, becomes a single-track road where parked cars are a material hazard creating chicanes throughout its length, including a section with no pavement.
The Application site lies just to the south of an extremely dangerous 3-way junction where The Street meets Cooks Road and New Road. This is the site of frequent accidents, including some 9 weeks ago when the fence of The Willows was, again, demolished by traffic.
It would be dangerous and foolhardy to encourage further on-street parking by permitting this development.

22.03.10 **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.

22.03.11 To note the following other Planning business;
11.1 The Clerk concerned that there remain ongoing Enforcement matters regarding alleged Unauthorised Development at Wetherden Road and business use from a residential property in New Road.

22.03.12 **Resolved:**
That the Trefoil Guild be thanked for their excellent stewardship of the Station Road recycling centre during the 3 months to 25th February and that a grant of £150.00 be made to the Guild funds.

22.03.13 **Resolved:**
That Council receives the report from the CEO of the Suffolk Association of Local Councils into the remuneration of the roles of Parish Clerk, Assistant Parish Clerk and Clerical Assistant and notes the Recommendation made.

The Clerk left the Meeting at this point and the Chairman undertook to Minute proceedings

22.03.14 **Resolved:**
That as from 01.04.2022 the post of Clerk to the Council be remunerated at the prevailing NJC rate of pay SCP40.

22.03.15 **Resolved:**
That as from 01.04.2022 the post of Assistant Parish Clerk be remunerated at the prevailing NJC rate of pay SCP26.

- 22.03.16 **Resolved:**
That as from 01.04.2022 the post of Clerical Assistant be remunerated at the prevailing NJC rate of pay SCP5.
- 22.03.17 **Resolved:**
That as from 02.04.2022 David Austen of Ashfield Road, Elmswell, be employed as a weekend caretaker with responsibility for small-works repairs and maintenance in accordance with the job description dated 10.03.2022 at the prevailing pay rate for the current caretaker post-holder.

The Clerk re-joined the Meeting at this point

- 22.03.18 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 28.02.22.
- 22.03.19 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 22.03.20 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 22.03.21 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited;
21.1 The Chairman agreed to attend with Cllr Brown at the new Borley Crescent development and to take measurements against the plan drawings prior to consulting with the Developer towards suggesting any mitigation which might be necessary regarding overlooking into the established gardens at Blackbourne Road adjacent to the site.
- 22.03.22 **Noted:**
The following other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda;
22.1 The Chairman confirmed that the proposed Road Safety Initiative would consider suggestion made regarding the efficacy of chevrons in the road set at diminishing intervals in the approach to a speed limit and the possibility of making speed limit signage more effective by placing the graphics on large backing boards.
- 22.03.23 **Noted:**
That the next Ordinary Meeting of Council is scheduled for Tuesday 19th April 2022 beginning at 7.30 p.m. at Blackbourne.
- 22.03.24 **Noted:**
That the meeting closed at 9.00pm.