

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 17th October 2022 at 7.30pm
at The Blackbourne, Elmswell IP30 9UH**

- Present:** Cllr Barker, Brown, Burch, Edmonds, Hawes, Hancock, Mansel, Pallett (Chairman), Roots, Schofield, Shaw
- Attending:** County Council Ward Member Cllr Andy Mellen
District Council Ward Member Cllr Helen Geake
Parish Clerk Peter Dow
8 members of the public
- 22.10.01 **Noted:**
That there were no apologies for absence.
- 22.10.02 **Resolved:**
That the draft Minutes of the Ordinary Parish Council Meeting held on the 26th September 2022, as tabled, be agreed as a true record.
- 22.10.03 **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.
- 22.10.04 **Noted:**
- 4.1 A written report from County Council Ward Member Andy Mellen
 - 4.2 A written report from District Council Ward Members Sarah Mansel and Helen Geake
 - 4.3 Cllr Mansel highlighted the position regarding the Locality Budget which is, as per her Report, still in funds.
 - 4.4 Cllr Mansel confirmed in answer to a question that local bus services are in the hands of private contractors and can be withdrawn if not viable.
 - 4.5 Cllr Mansel confirmed in answer to a question that a decision on the Planning application for the petrol station and restaurants at the A14 roundabout stands deferred pending independent professional reports on highways and heritage matters.
 - 4.6 The Chairman confirmed, in response to a question from the public, that Council Minutes are not published on the Council's website until ratified as a true record at a subsequent meeting.
- 22.10.05 **Noted:**
The following correspondence unrelated to an Agenda item;
- 5.1 From BMSDC re Draft 5-year Housing Land Supply Position Statement Consultation September 2022 (*circulated*)
 - 5.2 From Cllr Andrew Stringer re enforcement action at Lawn Farm Quarry
 - 5.3 With resident re Planning application at Crown Mill (*circulated*)
 - 5.4 From SCC Legal Services re Wetherden Road Speed Limit Order (*circulated*)
 - 5.5 From BMSDC re estimated costs for 2023 election
 - 5.6 From National Highways re A14 works (*circulated*)
- 22.10.06 **Noted:**
The Clerk's report as per Appendix A

22.10.07

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 not known.

22.10.08

Noted:

The following Planning results as notified by Mid Suffolk District Council

8.1	<u>DC/22/04185</u> Erection of porch extension...		
	The Lilacs, Station Road	GRANTED	EPC did not comment
8.2	<u>DC/22/04319</u> Erection of two storey side extension		
	Richmond Cottage, Rose Lane	GRANTED	EPC Supported
8.3	<u>DC/22/04042</u> Variation of Conditions...replace approved house with bungalow		
	Loriks, Ashfield Road	GRANTED	EPC did not comment

22.10.09

Noted:

The following Planning applications as notified by Mid Suffolk District Council, and comments made during discussion:

9.1

DC/22/04909

Change of use of land and buildings from scaffolding business to scaffolding / mobile plant / vehicular hire business

Lawn Farm, Warren Lane, Woolpit

Councillor objected to this application for the following reasons;

The grafting-on of 2 further businesses operating from this site will inevitably generate more traffic. The nature of these enterprises is likely to mean that the profile of this traffic is radically different from that currently servicing the existing scaffolding operation which largely comprises lorries above the 7.5 t. weight limit and thus currently prohibited from using Warren Lane in Elmswell as an access to A14 westbound. This single-track lane will, therefore, have to take a considerable increase in vehicle movements related to the proposed vehicle hire and mobile plant operations.

The recent development of the adjacent land for industrial use has already imposed a heavy burden on the immediate highway network, and in particular Warren Lane, Elmswell. The Applicant suggests that the increase related to this proposal would be insignificant. As suggested, the very different nature of the traffic generated should this proposal succeed would have a greater and more detrimental effect in practice than that caused by the incumbent businesses which tends to be infrequent access largely by HGV units.

9.2

DC/22/04783

Full Planning Application - Erection of 4no. dwellings (following demolition of barns)

Willow Farm, Ashfield Road

Councillor objected to this application for the following reasons;

1 This proposal seeks to site 4 large dwellings with an aggregate 16 bedroom capacity served by a single access on a provably dangerous bend on Ashfield Road. It is a serious over-development of the site. The ensuing Development Rights further threaten the inappropriate further intensification of the built mass on this site.

2 The 'fall-back' position, won under a Class Q Prior Approval decision, would result in 4 units producing just 6 bedrooms which is the safer option and a preferred result.

3 The proposal site lies beyond the Settlement Boundary in the countryside. There is no mitigation offered against the clear Policy constraint restricting development in the countryside. The Planning Authority has a clear margin of safety over and above the required 5 year supply of land allocated for building and there is no reason for this application to breach the limitation requiring development to be Plan-led rather than at the ad hoc whim of those seeking development.

4 Elmswell has a very adequate supply of recently built-out and currently-emerging homes to satisfy any perceived need for community vitality or economic benefit. A further 4 large houses in the countryside requiring private car access to reach village amenities add nothing of value. Rather, as unplanned development, this proposal seeks to impose further strains on the village's stretched infrastructure, notably in terms of education.

- 22.10.10 **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.
- 22.10.11 **Noted:**
the following other Planning business;
11.1 The Clerk confirmed notification of the Appeal date as 29.11.2022 ref APP/W3520/W/22/3305372 re the Refusal for the erection of 19 dwellings on land east of Ashfield Road and that he is to attend.
- 22.10.12 **Resolved:**
That the meeting receives the Internal Control Report as submitted by Cllrs Barker and Hancock, as appointed ref. 22.07.25, following their examination of the Council's internal controls and financial management on 03.10.2022.
- 22.10.13 **Proposal: Cllr Pallett**
That in the matter of dispute with Matthew Homes Ltd over compliance with the Transfer deed dated 31.01.2019 re land adjoining the Council's Blackbourne facility, Council agrees the terms of the Settlement Deed tabled as Appendix F and the Clerk is instructed to sign the document forthwith.
Seconded Cllr Hancock

Amendment: Cllr Barker
To add the words after, 'Appendix F', the words:
'on the understanding that the Deed is amended to include the clause originally contained in JPP R-10204-Swale Reinstatement Technical Note as appended to the Deed as Appendix 5 regarding any settlement being made good by the contractor for a period of 12 months following the completion of the reinstatement works.'
Seconded Cllr Pallett

Substantive proposal carried
- 22.10.14 **Proposal: Cllr Barker;**
That £150.00 be granted to each of the following charities: Headway, Royal British Legion Poppy Appeal, Suffolk Accident Rescue Service, EACH, St Edmundsbury Newstalk, Fresh Start
Seconded Cllr Edmonds
Proposal carried
- 22.10.15 **Resolved:**
That Council renews its membership of the Plunkett Foundation for the year 2022 – 23 in the sum of £200.00 net.
- 22.10.16 **Noted:**
To note authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.09.22.
- 22.10.17 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.

- 22.10.18 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 22.10.19 **Noted:**
The following when any public comment or questions on matters relevant to Council business were invited;
19.1 The Clerk undertook to copy to a member of the public correspondence regarding the proposed development of the footbridge site at Crown Mill.
- 22.10.20 **Noted:**
The following other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda;
20.1 The Clerk undertook to furnish to Cllr Burch matters of detail related to Appendix B and suggested that prior notice of any such queries would normally be required if an answer were to be expected at the meeting to which the schedule was published.
20.2 Cllr Schofield outlined the activities of the recently established food bank at the Elmswell Tavern on Mondays and Friday each week and the Clerk undertook to continue to liaise with the volunteers concerned as necessary.
- 22.10.21 **Noted:**
That the next Meeting of Council was scheduled for Monday 21st November 2022 beginning at 7.30 p.m. at Blackbourne.
- 22.10.22 **Noted:**
That the meeting closed at 9.16pm.