

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 18th September 2023 beginning 7.30pm at The Blackbourne, Elmswell IP30 9UH

- Present: Cllrs Barker, Brown, Burch, Edmonds, Hancock, Hawes, Mansel, Pallett (Chairman), Roots, Schofield, Shaw
- Attending: District Council Ward Member Jen Overett
Parish Clerk Peter Dow
1 member of the public
- 23.09.01 **Noted:**
An apology for absence was noted from County Council Ward Member Andy Mellen.
- 23.09.02 **Resolved:**
That the draft Minutes of the Ordinary Parish Council Meeting held on the 17th July 2023, as tabled, be agreed as a true record.
- 23.09.03 **Noted:**
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and any additions, deletions or alterations to the Council's Register of Interests noted;
3.1 Cllr Mansel declared a Non-Pecuniary Interest in agenda item 9.6, Planning application at Orchard House, as she was a near neighbour.
- 23.09.04 **Noted:**
4.1 A written report from BMSDC Ward Members Cllrs Mansel and Overett
4.1.1 Cllr Mansel spoke to confirm that the concerns expressed by EPC regarding the calculation of election expenses for the 4th May polling are shared by several other councils across the District.
4.1.2 Cllr Mansel confirmed that there has been progress regarding the diversion of FP 12 following the extinguishment of the ungated crossing over the railway at Hawk End which modification is linked to the development of the housing estate on the Harris Bacon Factory site. The scheme should be completed in Spring 2024.
4.1.3 Cllr Overett undertook to find contact details regarding the wildlife scheme as reported as it may be applicable to proposals for planting in St John's churchyard.
4.2 A written report from SCC Ward Member Cllr Mellen
- 23.09.05 **Noted:**
That there was no correspondence to the meeting unrelated to an Agenda item.
- 23.09.06 **Noted:**
The Clerk's report as per Appendix A.
6.1 The Clerk confirmed that the Neighbourhood Plan Referendum is fixed for 21st November and that a positive result would mean an immediate uplift in CIL monies allocated directly to the village from subsequent housing development.
6.2 The Clerk explained the extent and cause of the recent mishandling by MSDC of the 4th May election process and confirmed that he continued to pursue the matter including towards a reduction in the charges levied.
- 23.09.07 **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.

23.09.08

Noted:

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

- 8.1 **DC/23/03437**
Application for works to trees...
21 Oxer Close CONSENTED EPC opted not to comment (Clerk's Delegated Power)
- 8.2 **DC/23/01732**
Listed Building - Erection of single storey side extension...
Elmswell Hall, Parnell Lane GRANTED EPC opted not to comment
- 8.3 **DC/23/01734**
listed Building - Erection of single storey side extension...
Elmswell Hall, Parnell Lane CONSENTED EPC opted not to comment
- 8.4 **DC/23/03118**
Works to trees...
Newlands, Church Road CONSENTED EPC opted not to comment
- 8.5 **DC/23/02968**
Non-Material Amendment relating DC/22/02560...
Oakdene, Ashfield Road REFUSED EPC opted not to comment
- 8.6 **DC/23/02699**
Application Outline Planning Permission one dwelling...
Land adjacent to The Stables, Station Road GRANTED EPC objected
- 8.7 **DC/23/03131**
Works to trees...
St Nicholas, Church Road REFUSED EPC objected
- 8.8 **DC/23/02901**
Variation of Condition DC/21/05976 – Erection of 3 No. single storey dwellings,
amendment Condition 2 Approved plans and documents – plot 5 only
Hedgerows, Grove Lane GRANTED EPC objected
- 8.9 **DC/23/03170**
Severance of garden and erection of 1No. two storey detached dwelling (amended
scheme)
Folly Cottage, 2 Rose Lane REFUSED EPC objected
- 8.10 **DC/23/03571**
Discharge of Condition 4 (materials)
Dagwood Farm, Ashfield Road APPROVED EPC opted not to comment
- 8.11 **DC/23/03938**
Non-material amendment relating to DC/20/01999 – Addition of first floor room...
Land North of Dagwood Farm, Ashfield Road REFUSED EPC opted not to comment
- 8.12 **DC/23/02911**
Discharge of Condition 5
Land to the West of the former bacon Factory APPROVED EPC opted not to comment
- 8.13 **DC/23/03820**
Tree work to tree protected by TPO WS47/A1 – Crown lift and raise Lime Trees...
The Limes, Church Road GRANTED EPC opted not to comment (Clerk's Delegated
Power)

23.09.09

Noted:

The following Planning applications as notified by Mid Suffolk District Council, and responses determined:

- 9.1 **DC/23/03839**
Application under S73 for the removal or variation of a condition following grant of
Planning Permission DC/22/02560 dated 20.07.2022. 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. To vary Condition 1
(Approved Plans and Documents) to enable change of position for cartlodge
Oakdene, Ashfield Road
Councillors agreed to support this application
- 9.2 **DC/23/01390**
Erection of a two-storey rear extension
16 Cooks Road
Councillors agreed to support this application

- 9.3 **DC/23/03628**
Erection of single-storey rear/side extension (following demolition of existing conservatory)
20 Oxer Close
Councillors agreed to support this application
- 9.4 **DC/23/03597**
Erection of 5 No dwellings with garaging and alterations to vehicular access
White House Barns, Ashfield Road
Councillors objected to this application for the following reasons;
This detailed application justifies the serious reservations voiced by Elmswell Parish Council in its objection to the Outline submission.
The overall effect in terms of mass and density has worsened and the style and form are out of keeping with the very specific and considered design of the existing White House Barns development.
There is a less compact overall footprint on a very tight site which exacerbates the potential for noise nuisance related to the well-established proper activities at the adjacent community facility. Again, in objection to the Outline proposals, this was raised as an issue and, again, the detailed proposals fail to address the matter.
Since the Outline Permission was granted, the Parish Council's fears regarding the concessions made by SCC Highways regarding access on to Ashfield Road are borne out as the 65 house development a few metres to the north are built-out and the reality of the extra traffic pressures are realised.
- 9.5 **DC/23/03508**
Conversion of garage/store to include raising roof ridge height to provide ancillary annexe for parents.
Orchard House, Ashfield Road
Councillors supported this application with the following conditions;
That Permission is conditioned so that use of the converted building is ancillary to the enjoyment of the host dwelling and is solely for use of individuals with a close family connection to the residents of Orchard House.
- 9.6 **DC/23/03849**
Change of use of building to form 1No dwelling
Building at Royston Farm, Kiln Lane
Councillors objected to this application for the following reasons;
The Application site is outside of the development boundary of Elmswell, as clearly defined in the Local Plan, as reinforced by the Elmswell Neighbourhood Development Plan which has been examined and pronounced fit to go forward to Referendum and as per the emerging BMSDC Joint Local Plan which is substantively found to be sound although delayed on issues which do not include the settlement boundary of Elmswell. Housing development outside of the settlement boundary should not be permitted given that the Planning Authority has a 10 year Housing supply. There are no extraordinary factors in this case which merit exemption from the above constraints.
Kiln lane is a narrow single-track country lane with no passing places. It serves 2 industrial premises and some 20 dwellings. It is a constant source of complaint regarding over-use and danger posed to pedestrians seeking to access the 3 cross-country Public Rights of Way that the lane serves. Any extra vehicular traffic increases the hazard.
Reference to previous Permissions for residential development in Kiln Lane do not persuade Members, as such concessions to development pressure have relied upon the failure of the Planning Authority's Housing Supply allocation and have added to the cumulative worsening of the unacceptable highway safety issue. There is a limit of acceptability and this is already breached.
The site is situated over a mile distant from each of the communities of Elmswell and Woolpit. Given the pressure of traffic on the Lane and the very busy nature of the roads beyond leading to those centres, all without pavement for most of the route, residents of Kiln Lane inevitably resort to the use of private cars for every journey. This renders the site unsustainable.

23.09.10

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.

- 23.09.11 **Noted:**
The following further Planning business;
11.1 An approach from Walsham le Willows PC re possible traffic implications of proposed major development at Shepherds' Grove and the Clerk's confirmation that he would seek consultation as the scheme develops.
- 23.09.12 **Resolved:**
That the draft pro-forma Internal Control Report 2023, as tabled, be adopted for the review by Cllrs Pallett & Schofield as authorised at 23.07.14.
- 23.09.13 **Resolved:**
That, the Elmswell Garden Club and the Trefoil Guild be each thanked for their excellent stewardship of the Station Road Recycling centre for the 3 months to 26th May and to 25th August respectively and that a grant of £200.00 be made to the funds of each organisation.
- 23.09.14 **Resolved:**
That the 6 acres of land adjacent to Blackbourne Meadow recently gifted to the village be formally named as, 'Turners' Field'.
- 23.09.15 **Resolved:**
That this Council formally approves and accepts the External Auditor's Certificate and Report for the year ended 31st March 2023, signed off by Messrs PKF Littlejohn LLP, as tabled, noting that the Annual Governance and Accountability Return is in accordance with proper practices, that the matter of EPC's fixed asset valuation policy, as raised, is addressed, that relevant legislation and regulatory requirements have been met, and that the Auditors found no other matters affecting their opinion to be drawn to Council's attention other than the failure of the Co-op Bank to provide bank statements for the Deposit Account which confirm the name of the account holder.
- 23.09.16 **Proposal: Cllr Pallett;**
That a grant be made to the Elmswell Food Bank in the sum of £153.00, being the fee for the hire of the Jubilee Hall and Olympic room on 9th December for the Group's Christmas social and fundraising event.
Seconded by Cllr Schofield

With the agreement of Proposer and Seconder this item was deferred
- 23.09.17 **Noted:**
The authorised payments made and income received as per Appendices B and C.
- 23.09.18 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 23.09.19 **Noted:**
Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 23.07.20 **Noted:**
That was no public comment or question on matters relevant to Council business.
- 23.09.21 **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 was invited;
21.1 The Meeting expressed unanimous support for a repeat of last year's installation of a Christmas tree at Crown Mill.
21.2 The Chairman confirmed that there had been no movement on the part of the Elmswell Community Land Trust regarding the proposal for locally controlled low cost rental housing at the Tavern site pending confirmation from MSDC regarding their intentions for their 5 acres of land at School Road, currently held in the Housing Revenue Account, and the result of the Neighbourhood Plan referendum which would, if the Plan is made, exclude the MSDC site from the Development Envelope.

- 21.3 The Meeting agreed to support the principle of extending the Wetherden Quiet Lane initiative further along Grove Lane into Elmswell and the Clerk was asked to investigate the next appropriate steps.
- 21.4 The Clerk confirmed that there was no known progress on the outstanding Appeal ref DC/22/03423 re. the Council's land at Crown Mill but that he would confirm the position with the Council's Agent.
- 21.5 The Meeting noted concerns expressed to Councillors regarding the scale and form of the emerging development at the Stag Café site described as a food takeaway premises with offices above.

23.09.22

Noted:

That the next Meeting of Council was scheduled for Monday 16th October 2023 beginning at 7.30 p.m. at Blackbourne.

23.09.23

Noted:

That the meeting closed at 9.25pm.