

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 15th April 2024 at The Blackbourne

- Present: Cllrs Barker, Brown, Burch, Edmonds, Hanock, Hawes, Mansel, Pallett (Chairman), Roots, Schofield, Shaw.
- Attending: County Council Ward Member Andy Mellen
District Council Ward Member Jen Overett
Parish Clerk Peter Dow
3 members of the public
- 24.04.01 **Noted:**
That there were no apologies for absence to be noted or accepted.
- 24.04.02 **Resolved:**
That the Minutes of the Ordinary Parish Council Meeting held on the 18th March 2024, as tabled, be agreed as a true record.
- 24.04.03 **Noted:**
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items was invited, and to note any additions, deletions or alterations to the Council's Register of Interests and any Dispensations duly noted;
3.1 Cllrs Barker, Burch, Hancock, Edmonds, Shaw and Schofield each declared a Local Non-Pecuniary Interest in agenda item 24.04.13 as they were Trustees of the Amenities Association.
- 24.04.04 **Noted:**
The following when reports and papers, including from external bodies, were invited and questions taken from Councillors and the public on those reports and papers and on any matter on this agenda;
4.1 A written Report from County Council Ward Member Andy Mellen
4.1.1 Cllr Mellen agreed to try to seek information on the structure of the contract between SCC and their Highways Maintenance Contractor towards clarifying the process which is producing poor results in road repairs across the county.
4.2 A written report from BMSDC Ward Members Cllrs Jen Overett & Sarah Mansel
- 24.04.05 **Noted:**
That there was no correspondence unrelated to an Agenda item.
- 24.04.06 **Noted:**
The Clerk's report as per Appendix A.
- 24.04.07 **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.
- 24.04.08 **Noted:**
Planning results as notified by Mid Suffolk District Council ;
8.1 **DC/22/03968**
Discharge of Conditions...
Land west of former Bacon Factory REFUSED EPC no comment
8.2 **DC/24/01149**
Tree works...
Blackbird Cottage, St Johns Close GRANTED EPC supported with conditions
8.3 **DC/21/06333**
Discharge of Condition 10...
Petrol Filling Station, Land adjacent to Kiln Lane
8.4 **DC/24/00609**
Erection of first floor and side...
7 Wetherden GRANTED EPC supported

24.04.09

Noted:

The following Planning application as notified by Mid Suffolk District Council, Suffolk County Council and responses determined;

9.1 **DC/24/01348**

Application for works to tree protected by Tree preservation Order WS312/11– To fell and replace T11 Ash Tree

The Grange, The Street

Councillors agreed to leave the professional assessment of this case to the Officer but asked that retention in the interests of bio-diversity is considered as an option.

9.2 **DC/24/01321**

Erection of part two storey part single storey rear extension

16 Cooks Road

Councillors agreed to support this application

9.3 **DC/24/01360**

Erection of corner infill extension to front elevation to form downstairs shower room

75 Eastern Way

Councillors agreed to support this application

9.4 **DC/24/01367**

Erection of 1No. detached one and a half storey dwelling and cartlodge

Land at Royston Farm, Kiln Lane

Councillors objected to this application for the following reasons:

Elmswell Parish Council has consistently objected to residential development at Kiln Lane which is outside of the village development boundary. It is a narrow, single-track country lane with no passing places. It serves 2 industrial sites together with some 20 dwellings and has recently suffered inappropriate development when the District's lack of a 5 year housing supply left it undefended from ad hoc residential permissions.

This application is tested against a robust 10 year housing supply together with the BMSDC Joint Local Plan and the Elmswell Neighbourhood Development Plan, both adopted in November 2023.

There is no dispute that the site is in the countryside. The distance to the nearest facilities at Elmswell is a mile. There is no safe pedestrian route into either Elmswell or Woolpit. The site is unsustainable.

The Planning Inspector who visited a similar site at Dagwood Farm to the north of the Elmswell development envelope on 2nd April 2024 dismissed an appeal for exactly such a proposal on the grounds of:

'...the failure of the proposal to be consistent with the Council's spatial strategy and be in a suitable location for housing having regard to the accessibility of the site to services and facilities...the proposal would not accord with the development plan' (Ref APP/W3520/W/23/3322793).

This application deserves the same assessment. The house is not needed. There are no mitigating factors to counter the unequivocal case that the proposal is outside Policy.

Elmswell Parish Council urges refusal.

9.5 **DC/24/01453**

Erection of 1No detached self build dwelling including detached double garage

Land to the Rear of Kiln Farm Guest House, Kiln Lane

Councillors objected to this application for the following reasons;

Elmswell Parish Council has consistently objected to residential development at Kiln Lane which is outside of the village development boundary. It is a narrow, single-track country lane with no passing places. It serves 2 industrial sites together with some 20 dwellings and has recently suffered inappropriate development when the District's lack of a 5 year housing supply left it undefended from ad hoc residential permissions.

This application is tested against a robust 10 year housing supply together with the BMSDC Joint Local Plan and the Elmswell Neighbourhood Development Plan, both adopted in November 2023.

There is no dispute that the site is in the countryside. The distance to the nearest facilities at Elmswell is a mile. There is no safe pedestrian route into either Elmswell or Woolpit. The site is unsustainable.

The Planning Inspector who visited a similar site at Dagwood Farm to the north of the Elmswell development envelope on 2nd April 2024 dismissed an appeal for exactly such a proposal on the grounds of:

‘...the failure of the proposal to be consistent with the Council’s spatial strategy and be in a suitable location for housing having regard to the accessibility of the site to services and facilities...the proposal would not accord with the development plan’ (Ref APP/W3520/W/23/3322793).

This application deserves the same assessment. The house is not needed. There are no mitigating factors to counter the unequivocal case that the proposal is outside Policy.

Elmswell Parish Council urges refusal.

9.6 **DC/24/01551**

Erection of single storey rear extension

South View, Spong Lane

Councillors agreed to support this application

9.7 **DC/24/01536**

Application for Works to Trees subject to Tree Preservation Order WS47/A2 – Fell 1 No. Yew (T1), Fell 4 No. Robinia (G1)

St Johns House, Church Road

Elmswell Parish Council supports this application on the understanding that the 'necessary' removal of secondary branches is strictly qualified by the requirement for adequate height clearance of 3.5m, as monitored by the Tree Officer.

24.04.10

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.

24.04.11

Noted:

The following other Planning business;

11.1 Notification of Appeal ref APP/W3520/W/24/3337813 on the basis of written representations against Refusal of Application ref DC/22/02447 for a detached dwelling at Folly Cottage, 2 Rose Lane.

11.2 Communication from BMSDC re responses invited to imminent consultation on Nationally Significant Infrastructure Projects (NSIP’s), noting in particular the National Grid proposals for the Norwich to Tilbury NSIP

11.2.1 The Clerk suggested that any Councillor who considers that EPC should comment on these proposals should ask that the matter be a future agenda item.

11.3 Notification of Appeal Decision ref APP/W3520/W/3322793 – Dismissal of Appeal re DC/22/06230 against Refusal of Application for 1 dwelling on land north of Dagwood Farm, Ashfield Road.

24.04.12

Resolved:

That Elmswell Parish Council determines and makes any necessary response to the proposals for a Level 3 Devolution Deal between Government and Suffolk County Council as tabled in the document, ‘Suffolk Devolution Deal’.

12.1 The Clerk was asked to make the following points by way of objection to the proposed Deal:

12.1.1 The money on offer falls far short of the financing required to bring about significant local gains and will be immediately reduced in covering the cost of administering a new layer of bureaucracy;

12.1.2 There is a real risk of political disparity between a directly elected Council Leader and the majority party on the council leading to wasted effort and resources together with a lack of confidence in the democratic system;

12.1.3 The model has had success in urban settings but is untried and ill-suited to the very dispersed and disparate rural makeup of Suffolk;

12.1.4 There is much scope for SCC to tackle the clear existing shortcomings, for example in highways maintenance, before embarking on an untried and ill considered scheme such as is proposed;

12.1.5 The consultation process is inadequate, without a mail-out to the whole electorate, and will produce an unbalanced result with little awareness amongst the majority of residents until, if it is pushed through, this dramatic change in governance is imposed.

- 24.04.13 **Resolved:**
That the Council provides a bookkeeping and accounting service to Elmswell Amenities Association for a sum equivalent to 5% of the advertising income of the Elmswell Newsletter, paid quarterly.
- 24.04.14 Resolved:
That Council instructs Anthony Collins Solicitors, as specialist legal advisers to charities, not-for-profit organisations and local authorities, to provide a scoping report on the options available in seeking to provide community affordable homes at the Elmswell Tavern site including pro's con's and mitigations for a fee not to exceed £3,500.00 net.
- 24.04.15 Noted:
The authorised payments made and income received as per Appendices B and C.
- 24.04.16 Resolved:
That proposed payments, scheduled as Appendix D, be authorised.
- 24.04.17 Noted:
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures
- 24.04.18 Noted:
The following when public comment or questions on matters relevant to Council business were invited;
18.1 The Clerk confirmed that, in line with the community view expressed through the recent BMSDC consultation on facilities in the village, designs for the refurbishment and possible extension of the play area at Crown Mill have been sought from 3 major suppliers and that any ensuing scheme will be the subject of wide consultation.
- 24.04.19 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.
- 24.04.20 Noted:
That the next Meeting of Council was the Annual Meeting scheduled for Monday 20th May 2024 beginning at 7.00 p.m. at Blackbourne.
- 24.04.21 Noted:
That the meeting closed at 8.45pm.