

ELMSWELL PARISH COUNCIL

Minutes of an Extraordinary Meeting of full Council held on Monday 21st August 2017 at 7.30pm at The Blackbourne, Blackbourne Road, IP30 9UH

Present: Cllrs Burch, Edmonds, Friend, Hawes, Pallett (Chairman), Pratt, Schofield, Mrs Taber, Wiley

Attending: District Council Ward Member Mrs Sarah Mansel
Parish Clerk Mr Peter Dow
5 members of the public

17.08.13 **Noted:**

- 13.1 An apology for absence was accepted from Cllr Barker
- 13.2 An apology for absence was accepted from Cllr Ms Indurain

17.08.14 **Noted:**

That there were no Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in any agenda items and that there were no additions, deletions or alterations to the Council's Register of Interests.

17.08.15 **Noted:**

The following correspondence:

- 15.1 To Sajid Javid, Secretary of State for Communities & Local Government, requesting the calling-in of Planning Application ref. 4909/16 at Warren Lane / Cresmedow Way.
- 15.2 From MSDC, an invitation for 2 representatives to the MSDC / Babergh Joint Local Plan consultation event at Thurston on 5th September and that the Clerk & Chairman would attend.

17.08.16 **Noted:**

The following when the Meeting adjourned and public comment or questions were invited on agenda items:

- 16.1 The Clerk confirmed that the calling-in process can only be invoked prior to determination and that, therefore, the recent application at Wetherden Road for up to 280 dwellings, having been determined, would not qualify.

17.08.17 **Noted:**

Planning results as notified by Mid Suffolk District Council.;

- 17.1 DC/17/02817 Erection of two storey extension
21 Pightle Close GRANTED EPC no comment
- 17.2 DC/17/02404 Change of use of grain store to 1no. dwelling
Barn at Ten-Ten, Kiln Lane REFUSED EPC objected

17.08.18 **Noted:**

Planning applications as notified by Mid Suffolk District Council, being:

- 18.1 **DC/17/04025**
Regularisation of minor internal and external changes made during building works to previously approved plans.
Dagwood Farm, Ashfield Road
Councillors made no comment on this application

- 18.2 **DC/17/03876**
Erection of 9 No. dwellings, garages and improvement to the existing access including re-configuration of the Public House parking.
Railway Tavern, School Road

Councillors objected to this application for the following reasons:

- 1 School Road is an extremely busy feeder road both in and out of the village. It serves as part of the essential advisory HGV lorry one-way route which is in place because the road is too narrow to allow 2 opposing HGV lorries to pass. At the point of access to the proposal site there is considerable on-street parking pressure created by the local traffic using the hairdresser, the chip shop, the takeaway shop and the increasingly busy Wesley community facility adjacent to the site.

On-street parking is constrained by the immediate proximity of the Elmswell Fire Station which requires clear access at all times across its whole frontage. To narrow School Road, as proposed, would further restrict the free and safe flow of traffic and pose a serious hazard when, as is frequently the case, HGV passage is required.

2 The reduction on car parking spaces for the public house means that there will be frequent occasions when customers will have to park off site. Again, as previously stated, this is impractical and dangerous. Local knowledge suggests the Applicant's assessment of the parking requirement to service the business falls well short of reality and should be discounted. SCC Highways confirm that no assessment has been carried out on the parking requirement as related to the size and scale of the business.

3 SCC Highways concerns regarding tandem parking are shared by Councillors. The Applicant's assessment of parking provision is, therefore, unsafe and presents another reason for an increase in on-street parking which is already hazardous.

4 The proposed visibility splay can only be provided if the junction with School Road is brought forward by the creation of the proposed pavement. The danger posed by the creation of the pavement has been highlighted and it should not be provided. The sight lines thus afforded from the existing interface between the car park and the highway will not allow visibility adequate to provide safe egress from the proposed site

5 In making their objections, Councillors had regard to Structure Plan policies H3, H13, SB2, T9, T10 and NPPF paragraph 32.

17.08.19

Resolved:

That Elmswell Parish Council makes known to the Corporate Manager, Development Management, at Mid Suffolk District Council its views on the Planning applications on this agenda.

17.08.20

Resolved:

That Council agrees with and immediately implements the recommendations made by the Task and Finish Panel regarding Wesley options dated 07.08.17.

17.08.21

Noted:

The following when any other business for information, to be noted or for inclusion on a future agenda was invited:

21.1 The Clerk drew the Meeting's attention to an Application ref DC/17/04223 in which Cllr Pallett declared a Local Non-Pecuniary Interest as a near neighbour. The Applicant seeks the erection of a single story rear extension with pitched roof; erection of porch on front elevation; demolition of part of existing dwarf wall; replacement of existing dormer at Devoran, Warren Lane.

It was agreed that this would not impinge in any way to the detriment of neighbours or the street scene and that an extraordinary meeting would not be justified to discuss the matter.

17.08.22

Noted:

The following when public comment was invited on further matters relevant to Council business:

22.1 The Chairman confirmed that the Neighbourhood Plan process is, as stated in the August Newsletter report, awaiting the appointment of a professional practice to take the evidence gathered thus far forward to Draft Plan stage.

17.08.23

Noted:

That the date of next scheduled meeting was confirmed as Monday 18th September 2017 beginning at 7.30pm at the Blackbourne.

17.08.24

Noted:

That the Meeting closed at 8.35pm.