

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 18th September 2017 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

- Present: Cllrs Barker, Burch, Edmonds, Hawes, Ms Indurain, Pratt (Chairman), Schofield, Mrs Taber, Wiley
- Attending: County Council Ward Member Mrs Jane Storey
District Council Ward Member Mrs Sarah Mansel
District Council Ward Member John Levantis
Parish Clerk Mr Peter Dow
6 members of the public
- 17.09.01 **Noted:**
1.1 An apology for absence was accepted from Cllr Pallett as he had an unscheduled work commitment.
- 17.09.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 17th July 2017, and the Extraordinary Meetings held on the 3rd and on the 21st August 2017 as tabled, be agreed as a true record.
- 17.09.03 **Noted:**
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and to note any additions, deletions or alterations to the Council's Register of Interests:
3.1 Cllr Mrs Taber declared a Local Non-Pecuniary Interest in agenda item 11.4 land at School Road as she was a near neighbour
3.2 Cllr Edmonds declared a Local Non-Pecuniary Interest in agenda item 11.2 Yew Tree House as he was a near neighbour
- 17.09.04 **Noted:**
4.1 A written report from SCC Ward Member Mrs Jane Storey
4.2 A written report from Cllr Friend re SALC Area Meeting 07.09.17
4.3 A written report from MSDC Ward Member Mrs Sarah Mansel
4.4 A written report from the BWMA
- 17.09.05 **Noted:**
The following when questions or comment, from Councillors on any matter reported under Agenda item 4 was invited:
5.1 Cllr Burch suggested that charges at the Stowmarket HWRC were an encouragement to fly tipping. Cllr Mrs Storey confirmed that there is no legal obligation on the Council's part to take builders' waste.
5.2 Cllr Mrs Mansel agreed to make further enquiries regarding the bungalows at Manns Court which remain void since damage caused by fuel oil leakage.
- 17.09.06 **Noted:**
The following when any questions or comment from the public, on any matter on this agenda were invited:
6.1 Support was sought for resistance to draft SCC proposals regarding school transport arrangements which would disadvantage a considerable number of Elmswell children, as reference agenda item 18.
6.2 Support was voiced for the initiative to engage a professional practice in the drawing up of the Neighbourhood plan to pre-submission stage as per Agenda item 17.
- 17.09.07 **Noted:**
Correspondence to the Meeting unrelated to an Agenda item:
7.1 To the Secretary of State for Communities & Local Government seeking the Calling In of Planning Application ref. DC/17/03853 on land at School Road.
- 17.09.08 **Noted:**
The meeting received the Clerk's report as per Appendix A.

17.09.09

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.

17.09.10

Noted:

Planning results as notified by Mid Suffolk District Council.

10.1	DC/17/03355	Listed Building Consent – Parking lay-by 1-4 Tudor Cottages, School Road	Granted	EPC supported
10.2	DC/17/032254	Erection of two storey rear extension... Pippins, Station Road	Granted	EPC supported
10.3	DC/17/03532	Erection of 1 no chalet bungalow Crimond, Oak Lane	Refused	EPC supported
10.4	DC/17/03502	Listed Building Consent, replacement of windows 1-4 Tudor Cottages, School Road	Granted	EPC supported
10.5	DC/17/03546	Replace existing timber boundary fence... 2 Blackbourne Road	Granted	EPC objected
10.6	DC/17/03907	2 storey rear extension 31 Little Green	Granted	EPC no comment
10.7	DC/17/03647	Front extension... Bracken, Oak Lane	Granted	EPC supported
10.8	DC/17/03792	New dwelling... Grange House, 112 Bennett Avenue	Refused	EPC objected

17.09.11

Noted:

Planning Applications as referred by Mid Suffolk District Council for comment:

11.1 **DC/17/04244**

Submissions of details under Outline Planning Permission 1162/15 – reserved matters: Access, Appearance, Landscaping, layout and scale for erection of a detached dwelling and vehicular access Land adjacent to The Barn, Grove Lane

Councillors agreed to support this application

11.2 **DC/17/03895**

**Outline Planning Application – Erection of 5No. detached dwellings including access (all other matters reserved)
Land rear of Yew Tree House, Grove Lane**

Councillors objected to this application for the following reasons:

the proposal is not sustainable in that it seeks to feed on Grove Lane the traffic serving 5 substantial dwellings. Grove Lane is a country road which, historically, serves the Grove Lane Industrial Estate on the old airfield. The businesses here include Messrs HC Wilson who are specialist heavy haulage contractors needing access day and night for their exceptional loads. There is another sizable HGV contractor, Hudson Haulage, and several businesses whose fleets includes HGV units, such as Messrs safety Kleen.

the distance from the village facilities means that the motor car will be far more the preferred mode of transport for the proposed households. These cars will be, inevitably, in conflict with the established business traffic. Furthermore, development north of the railway line is imposing ever greater pressure on the safe negotiation of the railway crossing at Station Road.

In coming to this conclusion, Councillors had reference to NPPF paragraphs 32 & 35 which require that, 'safe and suitable access to the site can be achieved for all people' and which seek to minimise traffic conflict.

Given the stance of unsustainability, Councillors further feel that Local Plan Policy T10 which emphasises that regard be paid to the provision of safe access to and egress from the site.

11.3 **DC/17/03737**

**Full Planning Application – change of use of land for the siting of container to be used as a catering outlet
Lay-by at Bunkers Hill**

Councillors objected to this application for the following reasons:

- 1 there are no facilities for running water, for disposal of foul water or for a toilet. The proposal seeks a makeshift arrangement which does not represent the foundations of a proper business and which poses dangers to public health. The community at large is well-served by reputable takeaway food outlets in both Elmswell and in Woolpit whose trade might well be affected, making them less sustainable as important contributors to the business and commercial environment of both communities in the face of unfair, low-overheads competition.
- 2 The layby is small and is provided for the proper use of vehicles traversing the A1088. It represents an important design factor on a busy A Class road in allowing traffic the chance to stop. In emergencies or for other legitimate reasons. To invite customers to park for long periods of time for the purchase of and often consumption of takeaway food is to remove an element of highway infrastructure posing a potential hazard through the denial of a properly planned feature of the road at this point.
- 3 The large steel container would present a brutal and industrial aspect in this rural context. It would be seriously detrimental to the agricultural scene, and the localised urban context would encourage inappropriate behaviour with regard to the litter generated from sales.
In coming to these conclusions, Councillors had reference to:
NPPF paragraph 19, 28
Local Plan policies GP1, T10 together with the Rural Economy objective of protecting the countryside from inappropriate forms of development Core Strategy Policy CS2, CS5

11.4 **DC/17/03853**

**Outline Planning Application for up to 250 dwellings including car parking, open space provision with associated infrastructure
Land at School Road**

Councillors objected to this application for the following reasons:

1 Highways provision

- 1.1 It is accepted by all parties, including the Applicant, that the School Road / Church Road junction would be over capacity by at least 25% should this development go ahead allowing for the impact of the other recent permissions for large housing developments in the village. The design solution, of traffic lights, suggested by the Applicant would create a hazardous solution given the level of two-way HGV traffic on the narrow carriageway and with the difficulties of moving off in slow crawler gear from a stationary position when stopped by the lights.
- 1.2 6 months' data from the Community Speed Watch Group, as lodged with Suffolk Police, shows 4,000 vehicles per day travelling into the village up Church Hill. Over half (51.8%) are exceeding the speed limit at the point where traffic lights are proposed. Half of these vehicles, 26.78% of the total, are travelling above 40mph at this point. There is a clear risk to road safety in requiring vehicles to stop at these speeds, often well in advance of the junction given the inevitable build-up of traffic at peak times.
- 1.3 The effect of traffic lights creating vehicle convoys will make for hazard at subsequent pinch points through the bend on School Road and at Shop Corner. The substantial cohort of traffic created by the railway crossing gates will inevitably clash with the grouped mass of vehicles released by the traffic lights causing serious congestion and hazard.
- 1.4 Access to and egress from the dwellings served by the private driveway off Church Road will be in a no-man's land between the traffic lights, presenting an uncertain situation and confused priorities which can only result in a more dangerous situation than as currently maintains.

1.5 The suggestion of widening School Road takes no account of the subsequent loss of the land on which the proposed community path from Elmswell to Woolpit is scheduled. The loss of this long-standing scheme would be to the detriment of the sustainable transport ideals which permeate the NPPF. Unless School Road is widened, the extra burden suggested by this application would be untenable, given the problems currently encountered given that it serves as part of the advisory one-way HGV route and as a two-way route for the hourly bus service and for school buses.

2 Education provision

2.1 The proposal would, using the SCC formula, require 62 more places at Elmswell Primary School. Emerging development proposals in Elmswell, including the Bacon Factory site, take up all the spare places at the school plus the potential maximum capacity of the extensions to the school suggested by Concertus on behalf of SCC. The Applicant makes no reference to educational provision and the application, for this reason alone, should fail.

3 Landscape

3.1 The gentle valley land formation included in the Application site offers a uniquely rolling aspect which is the more significant in the immediate context of flat landscape. The built heritage visible here is integrated over centuries and deserves to be considered as part of this iconic Suffolk view. To urbanise the slopes with a housing estate would rob the community of dignity and identity. The English Heritage suggestion that such vistas, '*help to enrich daily life, attract visitors and help communities prosper*', holds very true in this instance.

4 Heritage

4.1 The importance of the setting of St John The Divine church (Listed Grade II*), the Robert Gardiner almshouses and Elmswell Hall (both Listed Grade II) are a given. This Application acknowledges the unique contribution that these historic markers make to the built environment of Elmswell and of the historic relationship between them. However, it can in no way redress the inevitable harm that would be caused by encroaching upon their setting with the harsh imposition of estate housing as proposed. The suggestion of a 'view corridor' fails to address this primary concern given that whatever view that remained would be harshly framed by a modern urban mass of housing. The judgement of English Heritage has not been sought, a clear and significant deficiency in the application in that their policy regarding composite historic views refers.

5 Relief Road

5.1 The clearly expressed and widely supported community aspiration for a relief road has every chance of being embedded in the emerging Joint Local Plan. This application, if successful, would remove any chance of negotiating the preferred route making the project infeasible.

In reaching these conclusions, Councillors had reference to; NPPF paragraphs 109, 110, 132 ,134 Local Plan policies GP1, H13, H15, T1 Core Strategy policy CS5

17.09.12

Resolved:

That the Clerk makes known the Council's comments on the above Planning applications to the Professional Lead for Growth & Sustainable Planning at Mid Suffolk District Council.

17.09.13

Noted:

The following other Planning business:

- 13.1 Non material amendment to application reference 3255/15 – revision of door and window layout, The Annexe, Cornfields, Wetherden Road - accepted
- 13.2 The discharge of conditions for 008/17 – Condition 4 (materials) at South View, Spong Lane
- 13.3 The discharge of conditions application for 2451/15 – Condition 3 (boundary treatment) at Tirole House, Church Road
- 13.4 The consultation on the Babergh & Mid Suffolk Joint Local Plan

- 17.09.14 **Resolved:**
That the Gardening Club be thanked for their excellent stewardship of the Station Road recycling centre for the 3 months to 25th August and that a grant of £150.00 be made to the Club's funds.
- 17.09.15 **Resolved:**
That Council funds the purchase of condolence books for use in St John's Church and elsewhere as appropriate in the sum of £95.94 inclusive of VAT.
- 17.09.16 **Resolved:**
That the Council purchases 6 No tables and 24 No. chairs suitable for use by children at Blackbourne and at Wesley for the sum of £658.50 plus VAT including delivery.
- 17.09.17 **Proposed: Cllr Barker**
That Council appointments Messrs Planning Direct of Ipswich to draw upon the base line data and other material produced by the Neighbourhood Plan Strategy Group and others to produce a Neighbourhood Development Plan for Elmswell to pre-submission consultation stage as defined in their document Estimate 745, the Letter of Engagement dated 28.09.17 including as Schedule 1 and the Terms and Conditions as agreed, for a cost not to exceed £12905.50 plus VAT.
- Seconded Cllr Friend
- Resolved unanimously**
- 17.09.18 **Noted:**
That, following discussion regarding the recent proposals by SCC for a reduction in school bus services, the Clerk was asked to bring to the next meeting a form of words defining action which appropriately address the misgivings evident on the part of Councillors.
- 17.09.19 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.06.17.
- 17.09.20 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 17.09.21 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure of £106,061.35.
- 17.09.22 **Noted:**
The following when public comment or questions on matters relevant to Council business was invited and any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was raised:
22.1 The production of a street plan is in the hands of Cllr Friend and awaits confirmation of the layout of the Bacon Factory development road system.
22.2 There is a petition against the proposed development at School Road which councillors are invited to sign and both public and Councillors are urged to attend the MSDC Planning Committee when the Application is discussed to urge rejection.
- 17.09.23 **Noted:**
That the next meeting of Council is scheduled for Monday 16th October beginning at 7.30 p.m. at the Blackbourne.
- 17.09.24 **Noted:**
That the meeting closed at 9.23pm