
ELMSWELL PARISH COUNCIL
Minutes of an Ordinary Meeting of full Council held on
Monday 20th February 2017 at 7.30pm
at The Blackbourne.

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

Attending: County Council Ward Member Mrs Jane Storey (part)
Parish Clerk Mr Peter Dow
7 members of the public

17.02.01 **Noted:**

- 1.1 An Apology for absence was accepted from Cllr Barker as he had an engagement made prior to his co-option on to Council.
- 1.2 An apology for absence was noted from District Council Ward Member Mrs Sarah Mansel.

17.02.02 **Resolved:**

That the Minutes of the Ordinary Parish Council meeting held on 16th January 2017, as tabled, be agreed as a true record.

17.02.03 **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 Pratt declared a Disclosable Pecuniary Interest in Agenda item 13.1 as he was the applicant of the Planning Application, ref 0087/17, at Spong Lane.
- 3.2 Cllr Schofield declared a Local Non-Pecuniary Interest in Agenda item 2.16 as his wife was a member of the Trefoil Guild.
- 3.3 Cllr Pallett declared a Local Non-Pecuniary Interest in Agenda item 13.2 as he was a near neighbour to the site subject to Planning Application ref. 0087/17 at Orchard Cottage.

17.02.04 **Noted:**

The meeting received the following reports:

- 4.1 A written report from County Council Ward Member Cllr Mrs Jane Storey;
- 4.2 A written report from District Council Ward Member Cllr Mrs Sarah Mansel.
- 4.3 Cllr Mrs Storey spoke to add a report on a recent Fire & Rescue Service Action day at Woolpit.

17.02.05 **Noted:**

That when any public questions on matters raised at Agenda item 4 was invited none were forthcoming.

17.02.06 **Noted:**

The following when comment or questions from Members was invited on matters raised at Agenda item 4:

- 6.1 Cllr Burch drew Ward Members' attention and urged action to address antisocial behaviour centred on a Wetherden Road address and the possible breach of Planning conditions at a site in Kiln Lane.

- 17.02.07 **Noted:**
The following when invite public comment or questions was invited on any item on this Agenda:
- 7.1 A member of the public sought to distance himself and another from unsavoury comments made on social media and seeking to besmirch the Parish Council. He said that, on the contrary, he was aware of the good work and effort put in by Councillors and of the thankless nature of their task.
- 7.2 The Clerk confirmed that the presumed cumulative effect on any current Planning Application consequent upon a previous Application not yet determined is not a material Planning consideration and that efforts are in hand towards the commissioning of an independent traffic survey and a Relief Road feasibility study.
- 7.3 A resident drew the Meeting's attention to perceived shortcomings in the proposals for storm water disposal at the Ashfield Road development site which is soon to be the subject of discussion as reference Agenda item 15.1.
- 17.02.08 **Noted:**
The following correspondence:
- 8.1 With Cllr Mrs Jane Storey seeking grant aid towards traffic survey (*circulated*)
- 17.02.09 **Noted:**
That there was no further correspondence.
- 17.02.10 **Noted:**
That the meeting received the Clerk's report as per Appendix A
- 10.1 The Clerk confirmed that he would attend the forthcoming Planning Conference at Mildenhall as per his report.
- 17.02.11 **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.
- 17.02.12 **Noted:**
The following Planning results as notified by Mid Suffolk District Council.
- | | | | | |
|------|---------|---|--|----------|
| 12.1 | 0846/13 | Outline planning Permission...Reserved Matters application...Foul Water Drainage Strategy | Former Grampian Harris site, St Edmunds' Drive | Approved |
|------|---------|---|--|----------|

Cllr Pratt left the meeting at this point.

- 17.02.13 **Noted:**
Planning Applications as referred by Mid Suffolk district Council for comment:
- 13.1 **0087/17**
Erection of detached dwelling (resubmission)
South View, Spong Lane, IP30 9DX
Councillors agreed to support this application.

Cllr Pratt re-joined the Meeting at this point.

- 13.2 **5056/16**
Erection of a bungalow & associated external works. (Revised scheme to that approved under ref no. 3021/16)
Orchard Cottage, New Road, IP30 9BT
Councillors objected to this proposal for the following reasons:
- 1 This application seeks to make worse an already hazardous highways situation on a pedestrian route linking the north of the village to the primary school and nursery. For at least 10 years prior to January 2016, the householder of Orchard Cottage was housebound and did not drive. Consequently, the original access to Orchard Cottage was

not used. Subsequently, in consideration of the new access proposed for an extension to the dwelling (ref. 4170/15), the unused access was to be 'permanently and effectively stopped up...in the interests of highway safety ...and to avoid multiple accesses which would be detrimental to highway safety.'(Decision Notice 15.01.16 refers).

The proposed extension was not built and the defunct access to Orchard Cottage was resurrected to provide vehicular access and parking to serve Orchard Cottage. There is no provision for vehicles to enter and leave Orchard cottage in a forward gear. The available space is now normally taken up by 3 cars which back out on to the New Road / The Street / Cooks Road Junction risking collision with vehicles sweeping around the bend from the north.

Elmswell Parish Council objected to the application ref 3021/16 for a new dwelling in the back garden of Orchard Cottage utilising the access granted on the understanding that the original would be stopped up. SCC Highways noted that Orchard Cottage, on the plans supporting this application, appeared not to have an access. The Applicant assured them that the original access existed and they subsequently deemed that the scale of the proposed development was such that the two vehicular accesses in close proximity would not, as might be expected, create an intervisibility issue.

Elmswell Parish Council contends that this is an ill informed and dangerous conclusion reached with minimal reference to the local conditions which maintain at this junction. Annexed to this Objection is a paper reporting on a meeting held at this location in 2013 when the community pressure for action to address the dangers was sufficient to prompt the attendance of Highways officers, the Police, County & District Council Ward Members, Parish councillors and many members of the public. The first step towards lessening the clear danger, identified at para. 9, was never implemented, despite pressure on SCC Highways to act. That danger remains. It is exacerbated by 4 years of growth in population and traffic on this busy fast junction. The pressure on the highway infrastructure from the 700 dwellings which are at various stages of development in the village significantly multiplies the hazard here proposed. That hazard, real, present and growing, militates decisively and crucially against this proposal.

This objection is, they maintained, in full accordance with both para. 32 of the NPPF and with saved policy T10 of the MSDC Local Plan.

- 2 The scale of increase in footprint and mass over and above that presented by the previous proposal under 3021/16 presents an overbearing presence on the site and is overdevelopment contrary to saved Local Plan Policies GP1, H13 & H15.

13.3 **0165/17**

Re-roofing 1 - 4 Tudor Cottages. Replacing cedar shingles with clay pantiles. Tudor Cottages, School Road.

Councillors agreed to support this application.

13.4 **4767/16**

Erection of 1No. 1½ storey detached dwelling and detached three bay garage with storage over.

Land at Kiln lane

Councillors accepted that, due to administrative confusion on the part of MSDC, this Application had not been forwarded for comment before it was determined by way of a Refusal. Councillors supported this decision on grounds broadly in line with the Planning Authority reasoning and the Clerk was asked to be ready to submit the parish Council's objection should the decision be the subject of appeal.

13.5 **0494/17**

Change of use of part of land from agricultural to domestic. Creation of a tennis court. Willow Wood Farm, Grove Lane IP30 9HP

Councillors agreed to support this application.

17.02.14

Resolved:

That the Clerk make known Council's comments on the above Planning applications to the Professional Lead Officer, Planning Services, at Mid Suffolk District Council

- 17.02.15 **Noted:**
The following other Planning business:
- 15.1 To note the calling of an Extraordinary Meeting of Council to discuss Planning Application ref. 0210/17 for Outline Planning permission for the development of up to 120 residential units with all matters reserved except access on land to the east of Ashfield Road IP30 9HG.
 - 15.2 To note that the MSDC Planning Committee meeting dealing with application reference 3464/16, 60 dwellings east to the land of Borley Crescent and that the Chairman and/or Clerk will attend.
 - 15.3 To note various matters currently the subject of correspondence with Planning Enforcement officers and as outlined by the Clerk at Wetherden Road, Kiln Lane, and Hawk End Lane.
 - 15.4 The Clerk confirmed that he had been approached by a neighbour to the residence in Eastern Way which is currently the subject of an Application for a Certificate of Lawful Development in respect of the operation of a nail bar in an outbuilding within the curtilage. He had, in consultation with the Chairman, deemed the matter not deserving of the calling of a Planning Committee meeting which would have been required in order to comply with the Planning Authority deadline and this remained his view despite the representations made to him. The matter is with the Legal Team at Mid Suffolk for determination.
- 17.02.16 **Resolved:**
That the Trefoil Guild be thanked for their excellent stewardship of the Council's Station Road recycling facility for the 3 months ended 17.02.17 and that a grant of £150.00 be made to the group's funds.
- 17.02.17 **Resolved:**
That Messrs Commercial Floor Sanding Ltd of Soham be contracted to scrub & seal the Junkers wood strip floor in the Jubilee Hall at Blackbourne with integral painted markings to 2 badminton courts for the sum of £2,572.00 + VAT
- 17.02.18 **Resolved:**
That Council receives the Report on the annual review of the Council's systems of internal control of the stewardship of the Council's finances and resources carried out on 30.01.17 by the Chairman and Vice Chairman of Council, together with Cllr Barker as authorised ref.16.11.23, and as tabled at this meeting and notes the Recommendations therein.
- 17.02.19 **Noted:**
A paper from the Clerk regarding the re-location of the Parish Clerk's office to Blackbourne.
- 17.02.20 **Noted:**
That the Council's initiative towards the purchase of the Wesley chapel and halls at School Road continues at a pace dictated by the vendors and that, in the meantime, a draft document drawn up by the BMA by way of a possible framework for the incorporation of the Wesley management under one body was circulated to councillors.
- 17.02.21 **Resolved:**
That Council set up a Task & Finish Panel to consider and prioritise upgrades to street lights and the installation of new street lights for the coming financial year.
- 21.1 It was agreed that Cllrs Burch, Edmonds, Pallett, Mrs Taber and Wiley should, together with the Clerk, form the Working party.
- 17.02.22 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview to 31.0.17.

- 17.02.23 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 17.02.24 **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 £382,795.99.
- 17.02.25 **Noted:**
The following when public comment or questions was invited on matters relevant to Council business:
25.1 The Clerk confirmed that fly tipped items at Borley Crescent had recently been collected by Mid Suffolk together with items which he had collected at Kiln Lane / Warren Lane for uplift by MSDC from his office.
- 17.02.26 **Noted:**
That when any other Council business for information, to be noted, or for inclusion on a future agenda was invited none was forthcoming.
- 17.02.27 **Noted:**
That the next ordinary meeting of Council is scheduled for Monday 20th March beginning at 7.30 p.m. at the Blackbourne.
- 17.02.28 **Noted:**
That the meeting closed at 9.22pm