

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 20th November 2017 at 7.30pm
at The Blackbourne, Blackbourne Road, IP30 9UH**

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

Attending: Suffolk County Council Ward Member Mrs Jane Storey
District Council Ward Member Mrs Sarah Mansel
District Council Ward Member Mr John Levantis
Parish Clerk Mr Peter Dow
6 members of the public

17.11.01 **Noted:**

- 1.1 An apology for absence was accepted from Cllr Wiley as he was unwell;
- 1.2 An apology for absence was accepted from Cllr Ms Indurain as she was unwell.

17.11.02 **Resolved:**

That the Minutes of the Parish Council Meeting held on 16th October 2017 be agreed as a true record.

17.11.03 **Noted:**

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

17.11.04 **Noted:**

To receive reports / papers including from external bodies as appropriate.

- 4.1 A written report from SCC Ward Member Mrs Jane Storey
- 4.2 A written report from District Council Ward Member Mrs Sarah Mansel
- 4.3 A written report from the BMA
- 4.4 A written report from District Council Ward Member Mr John Levantis

17.11.05 **Noted:**

The following when questions or comment from Councillors on any matter reported under Agenda item 4 were invited:

- 5.1 Cllr Mansel confirmed that the bungalows at Manns Court which have stood vacant for over a year following heating oil seepage into the structure are the subject of a confidential arrangement which will see the problem resolved toward occupancy within the next few months. MSDC have accepted that the incident and subsequent management were not handled well and Officers have apologised.
- 5.2 Cllr Mansel agreed to look into the fact that the Wardens' flat at Manns court has stood empty for a year since the wardens moved out.
- 5.3 The Clerk undertook to confirm the basis for calculation of a 5 year housing land supply, as per references by District Council Planners.

17.11.06 **Noted:**

The following when questions or comment was invited from the public on any matter on this agenda:

- 6.1 A member of the public spoke to confirm widespread opposition to the proposal for expansion of the Lawn Farm Quarry site.

17.11.07

Noted:

Correspondence to this meeting unrelated to an Agenda item:

7.1 Confirmation from the Bowls Club that they will purchase a new mower without Council involvement.

7.2 From SCC re part-night lighting over the Christmas & New Year period and the Meeting's agreement to go with option 1 whereby lights are left on all night over Christmas Eve and New Year's Eve.

7.3 From Cllr Levantis confirming willingness to make a contribution to the cost of the professional fees involved in updating the proposed Relief Road costings.

7.4 From MSDC / Babergh confirming arrangements for workshops re Community-led Housing

17.11.08

Noted:

The meeting received the Clerk's report as per Appendix A.

8.1 The Clerk confirmed that the bags of saturated ballast dumped by Network Rail contractors following a replacement exercise many months ago will be removed later in the month following an earlier abortive attempt when the bags proved to have rotted beyond the point where they contained the stone for uplift.

17.11.09

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.

17.11.10

Noted:

Planning results as notified by Mid Suffolk District Council.

10.1 DC/17/02758 Erection of shed
Woodlees, Ashfield Road Granted EPC supported

17.11.11

Noted:

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

11.1 **DC/17/04953**

Erection of 2No commercial buildings for use by Suffolk Lowland Search & Rescue Site next to Stag Café, A14 slip road, Woolpit

Councillors objected to this application on the following grounds:

It is clear that the end-user of the proposed buildings cannot be constrained by a Planning Condition and that the suggestion of a likely occupier should not be relied upon. In effect, the application is for 2 substantial industrial warehouse buildings in the countryside. These are factory units of some 256 sq. metres without any of the support infrastructure necessary for their safe operation by way of access and parking. As such the proposal is unsustainable when measured against NPPF paragraph 17 requiring a good standard of amenity for future occupants and against paragraph 14 which seeks to ban such development where impacts outweigh the benefits.

Relying, therefore, upon Local Plan policies, Councillors had reference to E3 & E9 requiring a workable relationship with the primary road network, ie A14. This site can be reached from A14 in both directions, but access back on to the major road would require either the use of Warren Lane, which is weight limited, or rat-running via the totally unacceptable lanes through Woolpit. Any requirement to use the roundabout at Tothill would, in practice, be unenforceable.

Further, the constraints conditioned upon Permission ref. 0668/10 do not allow for parking other than that related to the use of the café. This makes the siting of 2 industrial units unfeasible and raises the prospect of roadside parking which is clearly unacceptable and runs counter to Local Plan policies T9 & T10. Unresolved enforcement issues related to 0668/10 are themselves sufficient to require refusal of this application.

- 17.11.12 **Resolved:**
That the Clerk makes known the Council's comments on the above Planning application to the Professional Lead for Growth & Sustainable Planning at Mid Suffolk District Council.
- 17.11.13 **Noted:**
That there was no other Planning business.
- 17.11.14 **Resolved:**
That Mr Trevor Brown CPFA of Woodbridge be acknowledged as a suitably qualified and independent practitioner and asked to conduct an Internal Audit of the Council's accounts for the year ending 31st March 2018 as required by and governed by Regulation 5(1) of the Accounts and Audit Regulations 2015.
- 17.11.15 **Resolved:**
That Messrs Finch (Elmswell) Ltd be contracted to demolish the Exchange Hall at School Road, making good the exposed area as level car parking space, and, in the Wesley chapel, to strip out all flooring boards, joists and related timbers together with the wooden wall panelling, leaving all surfaces free of organic material, for a sum not to exceed £5,300.00 net of VAT.
- 17.11.16 **Proposal: Cllr Pratt;**
That, for the maintenance of the bowls green at Blackbourne, Council purchases a 2017 Dennis FT610 cylinder mower with 10 blade cylinder, Sorrel roller spiker, verti-cutter and cassette stand as per the quotation including warranty and commissioning ref 16177120 dated 04.10.17 from Messrs Tomlinson Groundcare of Buxhall in the sum of £6,916.66 net of VAT including delivery & commissioning.
- With the Meeting's permission, the Proposer withdrew this Proposal without discussion.**
- 17.11.17 **Proposal: Cllr Pratt;**
That, for the safety and convenience of the users at the bowls green at Blackbourne, Council purchases from Messrs M Baker of Romford 4 sets of portable steel steps with integral handrails, custom-built to reach from the perimeter path to the green for a total sum not to exceed £620.00 net of VAT including delivery.
- With the Meeting's permission, the proposer withdrew this proposal without discussion.**
- 17.11.18 **Noted:**
The Meeting supported progress towards the long-standing scheme for the construction of an Elmswell / Woolpit Community Path by way of an initiative on the part of the Sustrans Network Development Manager who had recently met with the Clerk and a representative of Woolpit Parish Council. It was noted that such support could allow the predication of future s106 / CIL contributions from Elmswell development to the scheme. The Clerk undertook to liaise to this end.
- 17.11.19 **Resolved:**
That Messrs Richard Jackson, Engineering Consultants, of Norwich be asked to revisit their assessment of engineering costs for the construction of an indicative relief road, as per their preliminary design and costing report of July 2008, including more detailed and accurate assessments of costing of materials and construction requirements with reference to recent similar contracts and including a review of revised surface water drainage requirements, all in the sum of £4,000.00 net of VAT.

- 17.11.20 **Noted:**
The Meeting's agreement with the suggestion from Thurston Parish council that this Council supports their pressure for better recognition of the infrastructure stresses implicit in recent multiple off-plan Planning permissions for large scale residential development locally and that the Clerk would produce a draft document for consideration at the next meeting.
- 17.11.21 **Noted:**
That there need be no response to the consultation paper on the Babergh and Mid Suffolk Joint Local Plan given that, at the initial Regulation 18 Stage, it simply seeks to air thoughts & ideas and that there would seem to be nothing proposed which would adversely affect Elmswell. Councillors were aware of their own input invited including at the consultation event held at Blackbourne on 2nd October.
- 17.11.22 **Noted:**
That, in response to the SCC consultation on The Mineral and Waste Local Plan, the Clerk was asked to respond to the effect that:
- a Of overriding import is the misapprehension encouraged by the statement in the consultation document that the emerging Babergh / Mid Suffolk Joint Local Plan; *'may include an area of housing between the existing settlement of Elmswell and the Quarry'*. This is now superseded by the granting of 2 Permissions so that the proposed extension to the north of the existing site would bring the industrial operations close to, and at one point touching, these new housing estates.
 - b The problems experienced, logged and discussed at the Council / operator liaison meetings have not been adequately address over recent years and would worsen. These include that working hours are regularly flouted, that access to the enlarged site would be via the existing quarry roads exacerbating one of the most frequent complaints against the operation over recent years, that of mud on the road, often deposited to the extent that it causes a hazard, and that dust nuisance continues, despite the early-days monitoring and the imposition of limits.
 - c The application seeks to stop up Sandy Lane, an ancient Right of Way, as evidenced by archaeological finds, and numbered 22 on the Definitive Map. This historic link with the Hundred boundary remains a well-used footpath and to have it shunted north to follow an arbitrary boundary would be detrimental to the amenity of the immediate community and of others seeking to enjoy the Right of Way network.
 - d The justification in terms of need for this extra area of excavation in no way addresses the harm that would result. A relatively small area for working cannot be justified so close to a large number of domestic dwellings
 - e It is clear that the SCC resources in terms of regulation and control are inadequate. Despite well documented incidents, there has never been any penalty to encourage compliance. The proximity of the proposed new workings can only aggravate the situation by way of noise and light nuisance.
- 17.11.23 **Noted:**
The Meeting noted a paper tabled in advance for discussion regarding imminent changes required to the Council's office support structure.
- Proposal: Cllr Barker;**
That (a) Ann Brett be employed as Assistant Parish Clerk with effect from 1st January for 21 hours per week, her rate of pay being set at point 16 on the NALC/SALC salary scale, at an initial hourly rate of £9.05, and (b) that the Assistant Parish Clerk be trained in the first instance to assume the role of Responsible Finance Officer and subsequently to CILCA level and (c) that in March 2018, SALC be requested to conduct a review of the new structure.
Seconded Cllr Edmonds
- Proposal carried**

- 17.11.24 *The following Proposal stood deferred from the meeting of full Council on 16.10.17 ref. 17.10.17*
Proposal: Cllr Pallett;
That Council makes a Planning Application and seeks Building Regs. Approval for an extension to the Chamberlayne Hall at Blackbourne as per drawings by Messrs Poole & Pattle Chartered Architects ref. 3749.
Seconded Cllr Wiley
- Proposal carried**
- 17.11.25 **Noted:**
Authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.10.17.
- 17.11.26 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 17.11.27 **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 £133,004.30.
- 17.11.28 **Noted:**
The following when public comment or questions were invited on matters relevant to Council business:
28.1 The Meeting agreed, on the suggestion from the floor, that public response to the SCC Minerals & Waste Local Plan should be encouraged by a piece placed in the Elmswell Newsletter by the Parish Council.
- 17.11.29 **Noted:**
The following when other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited:
29.1 The Council's support as necessary to St John's Church should be made clear following the deplorable theft of lead from the roof there
- 17.11.30 **Noted:**
That the next meeting of Council was scheduled for Monday 18th December beginning at 7.30 p.m. at the Blackbourne.
- 17.11.31 **Noted:**
That the Meeting closed at 9.02pm.