

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 19th March 2018 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

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

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

18.03.01 **Noted:**
1.1 An apology for absence was accepted from Cllr Ms Indurain as she had a late work commitment.

18.03.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 19th February 2018 be agreed as a true record.

18.03.03 **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 Burch declared a Local Non-Pecuniary Interest in Agenda items 18 and 20 as he was a member of the Elmswell Fox Bowls Club;
3.2 Cllr Edmonds declared a Local Non-Pecuniary Interest in Agenda items 18 and 20 as he was a member of the Elmswell Fox Bowls Club;
3.3 Cllr Friend declared a Local Non-Pecuniary Interest in Agenda item 17 as he knew a resident at Cooks Road who would be affected.

18.03.04 **Noted:**
That the meeting noted:
4.1 A written report from District Council Ward Member Mrs Sarah Mansel;
4.2 A written report from the BWMA;
4.3 A written report from District Council Ward Member Mr John Levantis;
4.4 A written report from County Council Ward Member Mrs Jane Storey;
4.5 Cllr Mrs Mansel confirmed that MSDC were looking at various options re the development at Manns Court where the bungalows have to be demolished but that no firm proposals are to hand and that a document, recently circulated anonymously, carried no weight.

18.03.05 **Noted:**
The following when questions or comment were invited from Councillors or the public on any matter reported under Agenda item 4 or on other District Council or County Council matters:
5.1 There was discussion regarding the recent MSDC policy of commercial investment of funds borrowed from the PWLB and the Meeting agreed that a letter should go the Council Leader expressing serious concerns regarding a cavalier approach in an area requiring experience and expertise beyond that of District Councillors.

12.2 **DC/18/00730**

Erection of 1 No dwelling (following removal of caravan and brick building)

1 Royston Park, Kiln Lane

Councillors objected to this application for the following reasons:

In 1988 this site was granted a Licence, ref 12/79, under the Caravan Sites & Control of Development Act 1960 as a site for 3 caravans. The mobile homes and caravans which have occupied the site since then form part of a linear development of such accommodation largely occupied by members of the Travelling community. Such sites are in shorter supply than demand requires and the stringent constraints upon new mobile site accommodation for Travellers make the existing stock the more valuable. To reduce the facility of this site to house its full complement of mobile homes runs counter to Core Strategy Policy CS10 which says that *the Council will ensure the delivery of sufficient good quality residential pitches to satisfy the unmet need specified in the Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment.* Paragraph 3.75 of the same document confirms that, *'...existing sites that meet the criteria for suitable and appropriate locations will be safeguarded.'* Clearly, having served its community for 30 years, this site demonstrates that it meets relevant criteria and should be allowed to continue so to do. There is, furthermore, conflict with Local Plan policy H15 which seeks to have consistency in the pattern and form of development in the neighbouring area.

The dominance of the site by the proposed 2 storey dwelling and the subsequent overlooking of the other long-established mobile home on the site propose an entirely unacceptable result contrary to Local Plan policy H13.

12.3 **DC/18/00843**

Outline Planning (with some matters reserved) Erection of 5 detached dwellings including access (re-submission of refused application DC/17/03895)

Land rear of Yew tree House, Grove Lane

Councillors objected to this application for the following reasons:

1 The proposal is not sustainable in that it seeks to feed on to 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 sizeable 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 by far the preferred mode of transport for the proposed new 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.

2 The proposal is not sustainable in that it comes soon after Permission was granted for 106 dwellings to the east of Ashfield Road adjacent to White House Farm. This development takes the likely impact on Elmswell School to maximum capacity and further development cannot be countenanced until this crucial pinch-point is addressed. NPPF paragraph 72 stresses that, *'a sufficient choice of school places is available to meet the needs of existing and new communities,* 'and requires that developers, *'work with school promoters to identify and resolve key planning issues before applications are submitted.'* This has, clearly, not been done and on this crucial point alone the application should fail.

3 The site is, clearly, in the countryside and isolated from the services in Elmswell. Furthermore, it does not reflect or enhance the strongly linear pattern of development in this part of the village and would impose an urban aspect which is out of context and detrimental to the general street scene. NPPF paragraph 109 requires that developments should, '*contribute to and enhance the...local environment,*' which this proposal signally fails to do. Local Plan policies FC1, H7, CL1, CS5, SB2 & SB3 also count against this application.

12.4 **DC/18/00735**

Erection of single storey front and side extensions, formation of new parking space, footway crossing and dropped kerb.

4 Pyes Meadow

Councillors objected to this application for the following reasons:

1 The proposals seek to remove the parking spaces afforded by 2 garages and the 2 garage forecourt areas. These are to be replaced by a single space which will access directly on to Pye's Meadow at its junction with Borley Crescent. This will require a reverse manoeuvre either into or off the site and poses a hazard to traffic accessing or leaving Pye's Meadow from Borley Crescent. Borley Crescent is the feeder road serving the new housing estate to the east where 60 new dwellings are to be built (3469/16 refers). The considerable increase in traffic flows that this will create poses further risk to road safety should this dangerous manoeuvre be encouraged. The inevitable need for parking on the highway for this substantial dwelling, consequent upon the reduction from 4 parking options to a single space, is a further factor soon to be exacerbated by the considerable increase in through traffic.

Local Plan policy GP1 seeks to ensure that proposals should make proper provision for the garaging, parking and turning of motor vehicles;

Local Plan policy H13 requires that dwellings should have satisfactory access to the adjacent highway and car parking provision...;

Local Plan policy SB2 says that permission will not be given for proposals which adversely affect road safety;

Local Plan policy T9 requires development proposals to provide for the parking and manoeuvring of vehicles on the application site

Local Plan policy T10 includes the need for the provision of safe access to and egress from the site together with the provision of adequate parking spaces.

In all the above, this application fails.

2 The solid mass of building proposed by the side extension to replace the 2 garages which are set away from the main house will present an overbearing result in this prominent position, to the detriment of the street scene. The crowded result fails to reflect the layout and design of the neighbourhood, contrary to policy GP1 and runs counter to the 2 core tenets of policy H18, in that the proposal will materially and detrimentally affect the character and appearance of the area and will result in over-development within the curtilage.

18.03.13

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.

18.03.14

Noted:

Other Planning business:

14.1 The Clerk informed the Meeting, as a matter for information only, that the recent decision to refuse Permission under ref. DC/18/00446 for tree works at 36 Oxer Close was now the subject of claim for compensation against the Planning Authority.

14.2 The Meeting agreed that an Application ref. DC/18/00819 for the replacement of roofing at St John's Church following the recent theft of lead cladding did not justify the convening of an Extraordinary Meeting.

14.3 The Clerk confirmed that he had been asked to pursue the matter of the external staircase at Beresford Barn which is now in place but without the cladding which was required under the Planning permission to address the problem of overlooking adjacent property.

- 18.03.15 **Resolved:**
That Council's Standing Orders be amended as follows:
SO 35.5 to replace the words, '£10,000', with the words, '£25,000'.
SO 35.6 to replace the words, '£10,000', with the words, '£25,000'.
SO 35.6 to add the words, '*and that the execution of such works be covered by the 2015 Public Contracts Regulations 2015 which include the use of the contracts Finder website*'.
SO 39.1 to replace the words, '56', with the words, 'LTN 9E'.
SO 39.1 to omit the words, '*except for those complaints which should be properly directed to the Standards Board for England for consideration.*'

Under SO 40.2 this Proposal, made at the February Ordinary Meeting at 18.02.14, where it was duly Seconded, had stood adjourned without discussion to this meeting

- 18.03.16 **Resolved:**
That Council makes formal application to the appropriate Authority towards the de-restriction of the A1088 between Ixworth and its junction with A14 to allow access to HGV traffic over 7.5 tonnes.

- 18.03.17 **Resolved:**
That Council makes formal application to SCC Highways towards:
1 implementing the relevant Traffic Orders for and subsequent installation of double yellow lines prohibiting parking at the following locations:
(a) on the north side of Church Road from its junction with School Road of such length to allow safe visibility for traffic emerging from School Road;
(b) on both sides of Cooks Road from its junction with New Road as far as the Little Elms nursery;
2 engineering improvements at the Cooks Road / New Road junction with the Street to address the serious traffic hazard currently presented there.

- 18.03.18 **Noted**
The Agreement, as circulated to Councillors, under which the Blackbourne bowls green and facilities are licensed to The Elmswell Fox Bowls Club for 2018 under delegated powers given to the Clerk, Chairman, Vice Chairman & Cllr Barker at 18.01.16.

- 18.03.19 **Resolved:**
That Council purchases a Mountfield SP555V petrol powered pedestrian mower for general grounds maintenance at Blackbourne and Wesley for a sum not to exceed £500 net of VAT.

- 18.03.20 **Resolved:**
That Council purchases a Dennis FT610 mower with appropriate cassettes for maintenance of the bowls green at Blackbourne for a sum not to exceed £5,000.00 net of VAT.

A record of voting, as requested, showed:

For the proposal; Cllrs Barker, Friend, Hawes, Pallett, Pratt, Wiley

Against the Proposal: Cllr Schofield

Abstaining: Cllrs Burch, Edmonds, Mrs Taber

- 18.03.21 **Noted**
The establishment of a Task & Finish Panel to review the cemetery rules with particular regard to the memorial avenue of trees and to make recommendations to Council as appropriate, comprising The Clerk, Cllrs Barker, Burch and Friend.

- 18.03.22 **Noted:**
The recent proposals from B&MSDC regarding the administration of CIL payments, including the proposals for Parish Infrastructure Investment Plans (PIIP's) and the Clerk's undertaking to bring to council any further suggestions with regard to the need for a PIIP towards action in that regard.
- 18.03.23 **Resolved:**
That Council purchase a Scribe Accounts software package to replace and enhance the accounting and financial management system currently based on Sage Accounting for the sum of £385.00 pa net of VAT representing the current annual Licence fee to include all updates.
- 18.03.24 **Proposal: Cllr Barker;**
That, noting the recommendations from the BWMA regarding the general approach to refurbishment at the Wesley chapel and halls, an advertisement be placed in the East Anglian Daily Times, including in the web edition, seeking Expressions of Interest from suitably experienced and qualified architects in drawing up a design scheme for the project.
- 18.03.25 **Resolved:**
That Messrs Top Garden Services be retained as grounds maintenance contractors at Crown Mill / Clay Field and Elmswell Cemetery, as per contracts signed and dated 07.03.18 for the seasons 2018 – 2020 inclusive, in the sum of £2,530.00 p.a. net of VAT.
- 18.03.26 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 28.02.18.
- 18.03.27 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 18.03.28 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 18.03.29 **Noted:**
That when public comment or questions on matters relevant to Council business were invited none were forthcoming.
- 18.03.30 **Noted:**
That when any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited none was forthcoming.
- 18.03.31 **Noted**
That the next meeting of Council is scheduled for Monday 16th April beginning at 7.30 p.m. at the Blackbourne.
- 18.03.32 **Noted:**
That the meeting closed at 9.35pm.