

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 17th September 2018 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

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

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

18.09.01 **Noted:**
1.1 An apology for absence was accepted from Cllr Pratt who had a late work commitment.

18.09.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 16th July 2018, as tabled, be agreed as a true record.

18.09.03 **Noted:**
The following when any 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 Interest;
3.1 Cllrs Burch and Edmonds each declared a Local Non-Pecuniary Interest in Agenda item 14, re the grounds maintenance spiker, as they were members of the Fox Bowls Club which would have use of the machine
3.2 Cllr Edmonds declared a Local Non-Pecuniary Interest in Agenda 11.1, the Planning application at The Pastures, as he was a near neighbour
3.3 Cllr Pallett declared a Local Non-Pecuniary Interest in Agenda 11.2, the Planning application at Kykko, Warren Lane, as he was a resident of Warren Lane

18.09.04 **Noted:**
4.1 A written report from District Council Ward Member Cllr Sarah Mansel
4.2 A written report from Cllr Friend re the SALC area meeting
4.3 A written report from the BWMA

18.09.05 **Noted:**
That when questions or comment were invited from Councillors or the public on any matter reported under Agenda item 4 or on any District Council or County Council matters, it was confirmed that the Chairman was continuing to pursue, including through Jo Churchill MP, the widespread reservations regarding the BMSDC CIFCO initiative.

18.09.06 **Noted:**
The following when questions or comment were invited from the public on any matter on this agenda:
6.1 The Chairman confirmed that he had, as yet, had no substantive response from Jo Churchill MP regarding the drive to seek details of the business case behind the recent decision to restrict the opening hours of Elmswell Post Office.

18.09.07 **Noted:**
The following correspondence:
7.1 From Suffolk Constabulary and from Suffolk Police UNISON re. changes to the local policing model; (*circulated*)

- 7.2 With Suffolk Constabulary regarding theft, criminal damage and anti-social behaviour at Blackbourne, 12.07.2018;
- 7.3 To MSDC re the activities of the CIFCO investment body;
- 7.4 With CAB re cessation of outreach sessions at Elmswell.
 - 7.4.1 The Clerk undertook to seek figures from CAB as to the number of consultations held with Elmswell residents over the past year towards informing any decision on further grant aid.

- 18.09.08 **Noted:**
The Clerk's report as per Appendix A.
- 18.09.09 **Noted:**
That when any Complaints Committee business was invited for information, to be noted or for inclusion on a future agenda none was forthcoming and that the date of the next Complaints Committee meeting was not known.
- 18.09.10 **Noted:**
Planning results as notified by Mid Suffolk District Council.
- 10.1 DC/18/02792 Submission of details – 5 detached dwellings....
Grove Lane
APPROVED EPC supported
 - 10.2 DC/18/02138 Listed Building consent...
Street Farm, Station Road
GRANTED EPC supported
 - 10.3 DC/18/03337 Discharge of conditions...
2 Cooks Road
APPROVED
 - 10.4 DC/18/02375 Erection of 1no. dwelling...
The Pastures, Ashfield Road
REFUSED EPC objected
 - 10.5 DC/18/01381 Severance of existing barn to form 2no. dwellings...
Dagwood Farm, Ashfield Road
GRANTED EPC made no comment
 - 10.6 DC/18/02147 Erection of one and a half storey side extension...
36 Thedwastre Close
GRANTED EPC objected
 - 10.7 DC/18/02826 Erection of 2no. dwellings...
Orchard House and Woodstock, Ashfield Road
GRANTED EPC objected
 - 10.8 DC/18/02553 Erection of 2no. detached bungalows...
Hedgerows, Grove Lane
GRANTED EPC objected
 - 10.9 DC/18/03325 Notification of works to trees...
21 Oxer Close
GRANTED EPC no comment
 - 10.10 DC/18/03453 Agricultural determination...
Elmswell Park Stud
FORMAL APPROVAL NOT REQUIRED
 - 10.11 DC/18/01301 Discharge of condition 3...
Street Farm, Station Road
APPROVED
 - 10.12 DC/18/03528 Discharge of condition 9...
Pear Tree Meadow, Ashfield Road
APPROVED

10.13	DC/18/03665	Discharge of condition 5... Street Farm, Station Road APPROVED
10.14	DC/18/02982	Erection of two storey extension.. Kiln Farm Guest House, Kiln Lane GRANTED EPC no comment
10.15	DC/18/03087	Erection of 1no. dwelling.. 1 Royston Park, Kiln Lane GRANTED EPC objected
10.16	DC/18/03234	Creation of vehicular access, erection of cart lodge... Woodlands, Church Road GRANTED EPC no comment

18.09.11

Noted:

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

11.1 **DC/18/03885**

**Erection of 1 No. dwelling, cart lodge and integral annexe
The Pastures, Ashfield Road**

Councillors objected to this application for the following reasons

- 1 The site is situated within the countryside outside of the defined Settlement Boundary without any justification for exception. Local Plan & Core Strategy policies at H10, CS1 & CS2, together with NPPF (July 2018) para 79 refers.
- 2 The proposal requires the demolition of what is described as a garage on the block plan. This represents a single storey element of The Pastures, integral with the main dwelling. Councillors consider that demolition of this part of the house to allow the access drive to the new dwelling presents a serious loss of amenity to the host dwelling.
By routing all access traffic to the proposed new dwelling between the boundary with Foxhollies and the South elevation of The Pastures, this proposal would seriously diminish the amenity enjoyed by The Pastures. The front door and adjacent first floor window would be within less than a metre of the traffic path. The first-floor window would allow noise and fumes from traffic immediately adjacent.
Councillors consider that, in seeking to achieve a development opportunity, scant regard has been paid to the result in terms of the amenity of The Pastures and that the application should, on these grounds alone, be refused. In reaching these conclusions, Councillors had reference to Local Plan policies GP1, H16, H13, SB2, Core Strategy Policy SB5 and NPPF (July 2018) para. 79.

11.2 **DC/18/04083**

**Erection of first floor side and single storey rear extensions and erection of cart lodge (following demolition of existing)
Kykko, Warren Lane**

Councillors agreed to support this application

11.3 **DC/18/03592**

Outline Planning Permission (all matters reserved) except the access point for the demolition of existing industrial buildings and construction of 149 dwellings, provision of public open space including playing fields, village greens, green corridors, community orchard, landscaping and surface water attenuation and associated works at the former poultry processing plant Haughley Park

Councillors objected to this application for the following reasons:

- 1 It is disingenuous to present this proposal as, 'a new rural village'. The application avoids any mention of the infrastructure that a village community needs. Rather it relies entirely upon the surrounding villages to furnish these needs by way of retail access, entertainment, community facilities, educational and medical provision. These resources are overstretched and further threatened by similar off-plan opportunistic developments already permitted, requiring, for example, a new primary school in Elmswell before an influx such as is threatened here can be accommodated.
- 2 Despite this reliance on the already stretched adjacent communities the statement that there are, '*limited benefits in undertaking a public consultation exercise*', runs counter to common sense and to the justice that these host villages deserve in light of the considerable imposition upon their stretched resources as is buried within this proposal.
- 3 The site is in the countryside outside of any Settlement Boundary within which new development will properly take place. Exceptions which would support the local economy do not include the opportunistic development of an isolated large housing estate rather than the retention of the employment opportunities which the site offers if redeveloped as a business park or similar, as is happening in the adjacent Warren Farm development.
- 4 The supporting road network will not support the traffic generated by this proposal. Preferred access to A14 Westward will, clearly, be along the old A45 to Warren Lane at Elmswell and thence via Church Road to the roundabout. This requires the use of 2 junctions in Elmswell already identified in the Parish Council's recent independently commissioned professional traffic survey as close to capacity. The School Road / Church Road junction is already at capacity given the recent granting of permissions in the village for large ad hoc housing estates, just such as proposed here. The implications for Wetherden and Haughley New Street, already suffering the blight of the expansion of the Lawn Farm Quarry workings, are equally dire.
- 5 NPPF clearly requires that the Planning system should be genuinely Plan led. This proposal is not part of any plan and simply seeks to impose a large, isolated housing estate in the countryside on the basis that this is preferable to empty factory buildings. The emerging BMSDC Joint Local Plan is the vehicle which will provide the framework for sustainable rural development. It states that, '*The location of development is a critical determinant on its sustainability and has a significant effect on the extent to which it contributes socially, economically and environmentally.*' This chimes perfectly with the strictures of the NPPF. This proposal fails entirely to satisfy any one of the contributory factors listed. It should be referred to a Strategic Planning exercise where the true effects and implications on the hinterland on which it seeks to impose itself can be evaluated and mitigated appropriately.

In reaching these conclusions, Councillors had reference to the following Policies within the Mid Suffolk Core Strategy, Core Strategy Focussed Review, The Saved 1998 Local Plan, the NPPF as revised:

- CS1 *settlement hierarchy*
- CS2 *development in the countryside*
- CS5 *development should conserve the overall character of the area*
- CS6 *development should provide appropriate and accessible infrastructure*
- CS11 *protecting existing employment sites from inappropriate loss to other uses*
- FC1.1 *proposals must demonstrate the principles of sustainable development*
- FC3 *endorsing a good range of employment sites across the District*
- E4 *refuse proposals likely to prejudice continued industrial or commercial purposes*
- H7 *controlling proposals for new housing in the countryside*
- T10 *the capacity of the existing road network*
- NPPF *the Planning system should be Plan-led*
- NPPF *development should be shaped by engagement between plan-makers and communities*
- NPPF *strategic policies should set out an overall strategy for pattern and scale of development*
- NPPF *applications to be determined in accordance with the development plan*
- NPPF *applicants should work closely with those affected by their proposals*

- 18.09.12 **Resolved:**
That the Clerk makes known the Council's comments on the above Planning applications to the Corporate Manager, Growth & Sustainable Planning, at Mid Suffolk District Council.
- 18.09.13 **Noted:**
The following further Planning business;
- 13.1 To note the following applications for which an Extraordinary Meeting would have been required and, after consultation with Councillors, was not deemed necessary:
- 13.1.1 Works to trees protected under a Tree Preservation Order – reduce to a third of original size 1 no. Ash tree - 21 Oxer Close
- 13.1.2 Replace roof to garden room, insert new internal french doors. Convert to workshop - Church Hill Cottage, School Road
- 13.1.3 Erection of two storey extension to 2no. holiday apartments and parking spaces - Kiln Farm Guest House, Kiln Lane
- 13.1.4 Creation of vehicular access, erection of cart lodge - Woodlands, Church Road
- 13.1.5 Tree works – 20 Oxer Close
- 13.2 The Meeting noted the current public consultation invitation on the part of Messrs. Armstrong Rigg Planning regarding the Reserved Matters Application due for the site at Borley Crescent granted Outline Planning Permission ref 3469/16 for 60 dwellings and Councillors agreed that the Clerk should write to the agent, in advance of the formal consultation process, vehemently opposing the dramatic reduction in the number of bungalows from the indicative proposal for 16 to the current suggestion of just 4.
- 13.3 The Meeting noted the responses made by the Clerk on Council's behalf regarding various applications at Lawn Farm Quarry for variations to operating conditions and the expansion of operations, being:
- 13.3.1 Substantial Variations to the Environmental Permit;
- 13.3.2 Variation of Conditions ref MS/0141/09 regarding the reconfiguration of bund arrangements to provide alternative location for recycling operations and other associated developments;
- 13.3.3 Retrospective Application for installation and operation of a concrete batching plant and ancillary facilities;
- It was agreed that the repeated emphasis on the Operator's consistent failure to comply with existing Licence constraints with specific regard to operating hours, hazardous deposits of mud on the highway and dust levels was appropriate.
- 18.09.14 **Resolved:**
That Council purchases a SISIS Supaturfman heavy duty ground aerator with a set of 100mm pencil tines and 0.9m spiker slitter attachment for grounds maintenance use at Blackbourne from Messrs Tomlinson Groundcare for a sum not to exceed £4,900.00 delivered and commissioned, net of VAT.
- 18.09.15 **Noted:**
That the Chairman continues to pursue the issue of the recent reduction in opening hours at the Elmswell Post Office, including with Jo Churchill MP, towards securing figures purporting to make a business case for the move which would seem to fly in the face of logic and which is causing difficulty and concern amongst residents in Elmswell and beyond.

- 18.09.16 **Resolved:**
That the Council install a seat for public use on Crown Mill adjacent to the Station Road pavement in collaboration with the Elmswell Gardening Club.
- 18.09.17 **Noted:**
The SCC proposals for Civil Parking Enforcement and that the position re TRO road markings in Elmswell at The Fox were as per SCC files.
- 18.09.18 **Resolved:**
That, in view of their excellent stewardship of the Station Road recycling facility for the 3 months ending 31.08.2018, the Elmswell Gardening Club be granted £150.00 towards Club funds.
- 18.09.19 **Noted:**
Consultation from MSDC regarding the naming of the new 5 dwelling development at Grove Lane as, 'Pear Tree Meadow.'
Proposal: Cllr Burch
That a request be made to Mid Suffolk District Council that the new 5 dwelling development at Grove Lane be known as, 'Buttenhaugh Green'.
Seconded Cllr Mrs Taber
Proposal carried
- 18.09.20 **Resolved:**
That Council notes the appointment of Messrs KLH Architects to take forward the development of the Wesley facilities within the terms of their Fee proposal & Terms of Appointment dated 24.08.2018 and, further, confirms the continuation of the Task & Finish Panel which worked towards this appointment with the new brief to work with the architect to take the scheme through Planning Application & Building Regulation Approvals to the preparation of drawings and technical information for Tender.
- 18.09.21 **Resolved:**
That, on behalf of the community at large, a letter of thanks be sent to the Elmswell Gardening Club for their continued upkeep of the fine floral displays on Elmswell Station and that a grant of £200.00 be made to the Group's funds.
- 18.09.22 **Noted:**
That a QS' assessment of the probable cost of the proposed storage / office extension at Blackbourne is higher than had been anticipated given the recent surge in construction costs and the Meeting's agreement that the scheme might best be held in abeyance pending costings for the Wesley refurbishment project.
- 18.09.23 **Noted:**
The authorised payments made, and income received, as per Appendices B and C, and an indicative financial overview as at 31.08.18.
- 18.09.24 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 18.09.25 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.

- 18.09.26 **Noted:**
The following when public comment or questions were invited on matters relevant to Council business;
- 26.1 The Clerk agreed to remind the householder in Blackbourne road whose hedge flanks the access to the Blackbourne car park that it is causing a serious obstruction on the highway.
- 18.09.27 **Noted:**
The following when any other Council business from Councillors or the Clerk for information was invited, to be noted, or for inclusion on a future agenda;
- 27.1 Cllr Mrs Mansel agreed to liaise with the Clerk towards a possible application for CIL funding towards the Wesley refurbishment scheme.
- 27.2 The Clerk agreed to monitor the Station Road recycling centre following problems of overflow in the case of the clear glass bottle bank.
- 18.09.28 **Noted:**
That the next meeting of Council was scheduled for Monday 15th October 2018 beginning at 7.30 p.m. at the Blackbourne.
- 18.09.29 **Noted:**
That the Meeting closed at 9.52pm.

As signed and approved by the Chairman of the subsequent meeting held on the 15th October 2018