

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 18th February 2019 at 7.30pm
at The Blackbourne, Blackbourne Road, IP30 9UH**

Present: Cllrs Barker, Burch, Edmonds, Hawes, Pallett (Chairman), Wiley

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

19.02.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Friend who was on holiday
- 1.2 An apology for absence was noted from Cllr Ms Indurain who was on holiday
- 1.3 An apology for absence for family reasons was accepted from Cllr Schofield
- 1.4 An apology for absence was accepted from Cllr Pratt who was moving house
- 1.5 An apology for absence for family reasons was accepted from Cllr Mrs Taber

19.02.02 **Resolved:**

That the Minutes of the Parish Council Meeting held on 21st January 2019, as tabled, be agreed as a true record.

19.02.03 **Noted:**

To when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited none were forthcoming and that there were no additions, deletions or alterations to the Council's Register of Interests.

19.02.04 **Noted:**

- 4.1 A written report from County Council Ward Member Cllr Jane Storey
- 4.2 A written report from District Council Ward Member John Levantis on Social Prescribing within Clinical Community Groups.
- 4.3 A written report from District Council Ward Member Sarah Mansel
- 4.4 A written report from the BWMA

19.02.05 **Noted:**

The following when questions or comment from Councillors were invited or the public on any District Council or County Council matter or on any matter on this agenda;

- 5.1 Cllr Mansel confirmed that the future of the Manns Court bungalows, closed some years ago following a long-term heating oil leakage contamination problem, now lies with an Officer Group set up to determine the best way forward.

19.02.06 **Noted:**

The following correspondence;

- 6.1 From BMSDC confirming acceptance of Council's nomination of the Railway Tavern as an addition to their Register of Assets of Community Value.

19.02.07 **Noted:**

The Clerk's report as per Appendix A.

- 7.1 The Clerk confirmed that on-line bank payments are now authorised at a considerable saving in administration time And money and that a bank card has been applied for.

19.02.08 **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.

19.02.09

Noted:

Planning results as notified by Mid Suffolk District Council.

9.1 DC/18/04015

Change of use of land...glamping pods.... Kiln Farm Guest House, Kiln Lane
GRANTED EPC supported

9.2 DC/18/05363

Erection of two dwellings... Kiln Farm Cottage
GRANTED EPC objected

19.02.10

Noted:

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

10.1 **DC/19/00399**

Erection of 1no. dwelling...Land adjacent to Marlborough, Cross Street
Councillors agreed to support this application

10.2 **DC/18/04267**

Approval of reserved matters...scale, appearance, landscaping and layout...discharge of conditions 4, 5, 11, 12, 13 and 21 of permission 3469/16 Land to the East of Borley Crescent

Councillors objected to this proposal within these terms;

The community consultations prior to the Outline Permission being granted found considerable favour in light of the overall pattern of house types which sought to accommodate the needs of a neglected demographic in the community by including 16 bungalows. Despite other reservations, the Parish Council and the community at large were supportive of this element of the proposal. It was profoundly shocking to many residents when, in consultation on the Reserved Matters application, the allocation of plots for bungalows had been reduced to just 2. In discussion with the Parish Council there was a grudging concession that the number of bungalows be increased to 4.

This submission has reverted, once again, to just 2 bungalows.

Apart from the clearly identified need for bungalow accommodation in the community, it was always considered that the strain on the highways infrastructure, given an access which spurs off from an existing large housing estate, would be reduced by the pattern of occupancy that the prevalence of bungalows would present.

Resiling on this clear promise to the host community is an unacceptable and arguably disingenuous tactic.

It would seem part of a policy of cramming the site way beyond the original concept on which the community was consulted in July 2016. Another concomitant of this strategy is the suggestion of garage courts remote from the houses they serve, a well-documented cause of anti-social behaviour and ill maintained public areas. The change of demographic provision implicit in the housing stock now proposed is rendered the more inappropriate by the granting of Permissions for some 398 dwellings on 3 other housing estates in Elmswell since the original concept for this development was mooted. These estates provide more than adequate accommodation of the types proposed here. Without the 27% of the stock in this proposal initially promised as bungalows, both affordable and open market, this proposal is not sustainable. For these reasons, Elmswell Parish Council urges rejection of the application for approval of Reserved Matters unless and until this glaring mis-match is addressed.

10.3 **DC/19/00550**

Erection of a B1 commercial building for use in association with new Suffolk Lowland Search and Rescue base
Stag Café site, A14 Slip Road
Councillors made no comment on this application

10.4 **DC/19/00572 Application for Listed Building consent – additional black feather boarding/cladding and window lights**

Dagwood Farm, Ashfield Road
Councillors made no comment on this application

10.5 **DC/19/00052** Change of use of Wesley hall from ecclesiastical to community use. Demolition of community hall and erection of single storey community hall.
Wesley hall, School Road
Councillors agreed to support this application

- 19.02.11 **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.
- 19.02.12 **Noted:**
The following other Planning business;
12.1 The Meeting noted an Application ref. DC/18/05623 at 10 Wetherden Road for retention of various works and it was agreed that, should an extension to the consultation deadline not be agreed by MSDC, an Extraordinary Meeting should be called to discuss the matter.
- 19.02.13 **Noted:**
The report from the Clerk on the recent consultation draft re MSDC's Housing Land Position Statement 2018/2019 and the Meeting's agreement that a letter of general support for the reasoning and outcomes be sent to the Authority.
- 19.02.14 **Noted:**
That, as per the BWMA Report to the Meeting, progress on the Wesley refurbishment project was on schedule.
- 19.02.15 **Resolved:**
That Messrs AJ Consultants Ltd of Hawkins Road, Colchester, are appointed to provide detailed Mechanical & Electrical Design Services as required for the proposed building and renovation project at the Wesley and as detailed in their Fee Proposal of January 2019 under project Number 2814 for a sum not to exceed £9,200.00 net of VAT.
- 19.02.16 **Resolved:**
That Babergh & Mid Suffolk District Councils' Building Control Section is appointed to provide the Building Control plan check and site inspection works for the proposed building and renovation project at the Wesley, as confirmed in their email of 01.02.2019 for a sum not to exceed £745.00 net of VAT.
- 19.02.17 **Resolved:**
That Messrs Superstructures (East Anglia) Ltd of Ipswich are appointed to provide structural engineering and design services as required for the proposed building and renovation project at the Wesley and as detailed in their Fee Proposal of 8th January 2019 under Project Reference SSQ19002 for a sum not to exceed £5,950.00 net of VAT.
- 19.02.18 **Resolved:**
That Messrs Ingent Consulting Engineers of Brightwell are appointed to provide engineering and design services as required for the foul & surface water drainage related to the proposed building and renovation project at the Wesley and as detailed in their estimate of 23rd January 2019 under Reference 1587 for a sum not to exceed £2,450.00 net of VAT.
- 19.02.19 **Resolved:**
That Messrs BA Turner Subsidence Investigation are appointed to excavate trial pits and assess and report on ground conditions in relation to Structural Engineering works at the Council's Wesley project, as per their quotation of 12.02.2019, for a sum not to exceed £700.00 net of VAT.
- 19.02.20 **Resolved:**
That Council purchases a lorry body to be sited at Blackbourne, for temporary storage during the refurbishment of the Wesley facility and pending the provision of an extension to the Chamberlayne Hall, for a sum not to exceed £2,050.00 net of VAT.

- 19.02.21 **Noted:**
The consultation draft of the BMSDC Joint Communities Strategy 2019 – 2024 and the Meeting's agreement that the pro forma response tabled by the Clerk be submitted on Council's behalf.
- 19.02.22 **Noted:**
That feedback from the MSDC Cabinet meeting held on 4th February, with reference to the controlling of parking throughout the District under new powers from April 2020, suggested that formal consultation will be made in due course.
- 19.02.23 **Noted:**
That initial problems caused by the recent and long-term closure of Wetherden Road would seem to have been adequately addressed and that the Chairman and Clerk remain in close liaison with the Developer should further issues arise.
- 19.02.24 **Proposal: Cllr Pallett;**
That the Meeting receives the Report from the Cemetery T&FWP established ref. 18.03.21 to review the Elmswell Cemetery rules and that the revisions recommended therein be adopted forthwith.
Seconded Cllr Barker
Proposal carried
- 19.02.25 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.01.19.
- 19.02.26 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 19.02.27 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 19.02.28 **Noted:**
That when public comment or questions on matters relevant to Council business were invited, none were forthcoming.
- 19.02.29 **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 Clerk agreed to ask the Village Warden to schedule pothole problems around the village for onward notification to SCC so as to better ensure that all issues are notified.
29.1 The Clerk agreed to seek clarification from Cllr Levantis regarding figures relating to the proposals for a Social Prescribing Scheme, as detailed in his Report to Council, as it might be argued that the work of the CAB is already effective in this area and that the funding might better be directed to them.
29.2 Cllr Hawes confirmed, on behalf of the Woolpit Practice Patient Participation Group that the under-used bus service from Elmswell to the surgery is to be discontinued and the funds released directed towards improving the practice's phlebotomy service.
- 19.02.30 **Noted:**
That the next meeting of Council was scheduled for Monday 18th March 2019 beginning at 7.30 p.m. at the Blackbourne.
- 19.02.31 **Noted:**
That the meeting closed at 8.50pm.

As signed and approved by the Chairman of the subsequent meeting held on the 18th March 2019