

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 15th July 2019 at 7.30pm at The Blackbourne, Blackbourne Road IP30 9UH

Present: Cllrs Burch, Edmonds, Friend, Mrs Mansel, Osborne, Pallett (Chairman), Mrs Roots, Schofield, and Shaw

Attending: Parish Clerk Mr Peter Dow
1 member of the public

19.07.01 **Noted:**
1.1 An apology for absence was noted from Cllr Barker as he was on holiday
1.2 An apology for absence was accepted from Cllr Hawes as he was unwell
1.3 Apologies were noted from County Council Ward Member Cllr Jane Storey and from District Council Ward Member Cllr Helen Geake

19.07.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 17th June 2019, as tabled, be agreed as a true record.

19.07.03 **Noted:**
The following when any Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items were invited and any additions, deletions or alterations to the Council's Register of Interests noted;
3.1 Cllr Shaw declared a Local Non-Pecuniary Interest in Agenda item 10.3, being the Planning Application at Beresford Cottage as his property shared a boundary with the site.

19.07.04 **Noted:**
4.1 A written report from SCC Ward Member Cllr Jane Storey
4.2 A joint written report from MSDC Ward Members Cllrs Geake & Mansel
4.2.1 Cllr Mansel confirmed that MSDC, having sought legal advice over their having determined a Planning Application at Hedgerows, Grove Lane, before the statutory consultation period had elapsed, have decided not to pursue the route of Judicial Review as had been originally mooted.

19.07.05 **Noted:**
The following when questions or comment was invited from Councillors or the public on any District Council or County Council matter or on any matter on this agenda;
5.1 A member of the public spoke in support of the emerging proposal for truly affordable community controlled housing on the Railway Tavern site.
5.2 The meeting noted that a change in policy on the part of SCC Highways meant that potholes are now being repaired so that the problem does not recur within a short period of time because of the temporary procedure which has been dangerous, challenging and unnecessarily costly over the past few years.

19.07.06 **Noted:**
The following correspondence to this meeting unrelated to an Agenda item;
6.1 From Highways England re A14 works & subsequent weekday closure 8pm – 6am for nominal 5 weeks beginning 15.07.2019. *(circulated)*
6.2 From Friends of Elmswell Primary School, thanks for grant of £50.00 towards playground equipment.
6.3 From a resident regarding action towards the delivery of a Relief Road.
(circulated)

- 19.07.07 **Noted:**
The Clerk's report as per Appendix A.
7.1 Cllr Mansel confirmed that she, also, had attended the Community Led Housing event as per paragraph 4 of the report and was pleased to hear evidence of community support in Elmswell for an initiative in this regard in which she felt that the removal of any 'Right To Buy' was a significant encouraging factor.
- 19.07.08 **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.
- 19.07.09 **Noted:**
Planning results as notified by Mid Suffolk District Council & Suffolk County Council.
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|-----|-------------|--|
| 9.1 | DC/19/00204 | Creation of new vehicular access...
30 Wetherden Road
GRANTED EPC supported |
| 9.2 | DC/19/02128 | Erection of first floor extension...
6 Hawk End Lane
REFUSED EPC supported with comments |
| 9.3 | DC/18/04267 | Approval of Reserved Matters.....
Land to the East of Borley Crescent
GRANTED EPC objected |
| 9.4 | DC/19/03096 | Discharge of Conditions...ref 4911/16
Land at Wetherden Road (Sustainable urban drainage)
APPROVED EPC made no comment |
| 9.5 | DC/19/03112 | Discharge of Conditions...ref 4911/16
Land at Wetherden Road (Archaeological works)
REFUSED EPC made no comment |
- 19.07.10 To note the following Planning Applications as referred by MSDC for comment:
- 10.1 **DC/18/04267 Application for outline planning permission (some reserved matters) – erection of up to 9no. dwellings and creation of access (re-submission of refused application DC/18/02830) Land to the East of Oak Lane**
Councillors objected to this application for the following reasons;
The Settlement Boundary, as defined in the Local Plan, now has behind it the empowering factor of an accepted 5 year housing land supply, thus adding considerable strength to the argument presented when this proposal was first considered and rejected. The site is in the countryside outside of the Settlement Boundary within which new development will properly take place. With regard to the strong policy imperatives aimed at protecting the existing character and appearance of the countryside, this proposal offers no justification for exceptional treatment and does not present a case for special consideration under categories identified and defined in the Local Plan, the Core Strategy or the National Planning Policy Framework.
Furthermore, the emerging Joint Local Plan has it, at LP24, that development should 'Respond and safeguard the existing character and context', and that, 'Development that fails to improve the quality and character of the area will not be supported.' This ad hoc, opportunistic off-Plan proposal clearly fails on both of these counts.

In reaching these conclusions, Councillors had reference to Local Plan policies SB1 & H7, Core Strategy Policies CS1 & CS2, National Planning Policy Framework para.55 and to the emerging BMSDC Joint Local Plan.

Councillors also vigorously support the objections as voiced by neighbours on grounds of highway safety and suitability with regard to the safe and free-flow of traffic and safeguarding pedestrians. The suggested relaxation of the Design Manual requirement of a 90m visibility splay is unacceptable, particularly in light of the Elmswell Community Speed Watch figures which put the average traffic speed on Ashfield road passing the junction with Oak Lane at well in excess of the 30mph limit. Further, the re-orientation of the roadside footpaths proposed so as to enable even a truncated visibility splay layout poses a serious threat to pedestrians who will be forced to cross the busy Ashfield Road in order to make the journey to and from the village centre and North of Oak Lane. In summary, the proposed mitigation measures required to allow the considerable extra traffic loading which would result from this proposal run counter to the requirements of Local Plan policy T10.

10.2 **DC/19/02964 Erection of single storey side extension
6 School Avenue**

Councillors agreed to support this application

10.3 **DC/19/03119 Erection of single-storey rear extension following
demolition of existing lean-to
1 Beresford Cottage, Ashfield Road**

Councillors agreed to support this application

10.4 **DC/19/03182 Removal of Public Payphone
On wall, Co-op Food store, Ashfield Road**

The Clerk was asked to pursue via the most appropriate channel an objection to this application on the grounds that there was no evidence presented as to frequency of use and that the facility acted as a valuable asset against circumstances where mobile technology failed or where individuals did not have access to it. It was suggested that the revenue saving to BT would be minimal.

10.5 **DC/19/03147 Erection of two storey side extension and single storey
rear extension (following demolition of existing conservatory)
Sawmills, Ashfield Road**

Councillors objected to this application of the following reasons;

The unbroken mass of the slab-sided East elevation to the proposed side extension is at odds with the fenestration of the main dwelling which currently presents a pleasingly symmetrical outlook from the front of the property. This unbalanced result detracts from what is a pleasing aspect presented to the street scene at the entrance to the village. As such it runs counter to Local Plan policies GP1, H16 & H18, to emerging JLP policy LP24 and to NPPF paragraph 127.

19.07.11

Resolved:

That the Clerk makes known the Council's comments on the above Planning applications to the Acting Chief Planning Officer, Growth & Sustainable Planning, at Mid Suffolk District Council.

19.07.12

Noted:

The following other Planning business;

12.1 The Meeting agreed that the Council's response to the consultation invited on the BMSDC Joint Local Plan might best be as advised by the Neighbourhood Plan Group, who are to analyse the document as part of their due process, and that feedback from the Group will be presented at the September Ordinary Meeting.

12.2 The Meeting noted that the process of drawing up a Neighbourhood Plan has been mired by several factors over several years and that, on advice from the professional, 'Critical Friend', appointed to the scheme by Mid Suffolk, a small task force including the Chairman and Vice chairman of the Parish Council, District and County Council Ward Members and certain key individuals is looking to pull together the considerable amount of data and information gathered so far and to shape it into a fast-track Plan which may well refer to the aspirational Relief Road in other than Policy terms. It was suggested that, as a Plan must be reviewed at least every 2 years, if the logistical problems which surround the Relief Road concept are mitigated over time, greater emphasis can be put on the idea.

12.3 The Meeting noted the withdrawal of Application ref DC/19/02234 for extensions and works at 9 Warren Close, not yet brought to Council.

12.4 The Meeting noted confirmation from the Clerk regarding the District Council's decision not to pursue any legal process in relation to an officer's decision to determine a Planning Application at Hedgerows, Grove Lane, prior to the statutory deadline set for consultation responses to be made.

19.07.13

Proposal: Cllr Pallett:

That the Council adopts the NALC Model Standing Orders 2018 (England) together with the NALC Model Financial Regulations, both as customised by the Clerk.

Seconded: Cllr Shaw

Proposal carried

Under Standing Order 40.2 this Resolution stood adjourned without discussion until the next Ordinary Meeting of Council.

19.07.14

Proposal: Cllr Edmonds;

That Council notes and supports the 'Walk to the Shops' initiative as recently proposed by residents.

Seconded: Cllr Pallett

Amendment proposed: Cllr Mansel;

That the word, 'endorses' replaces the word 'supports'

Seconded Cllr Pallett

Amendment carried

Substantive Proposal carried

19.07.15

Noted:

That, as part of the initiative towards implementing car parking restrictions in the village when the District Joint Area parking Plan comes into force, Councillors were invited to forward suggestions as to specific problem areas which might be addressed and that an invitation for residents to do so will feature in the August Newsletter.

- 19.07.16 **Resolved:**
That, from 01.08.2019, the post of Clerk to the Elmswell Parish Council be remunerated in the NJC substantive benchmark range of profile LC3, scale range 37– 41, and that the incumbent be allocated SCP 37, annually uplifted through the scale range as per Contract.
- 19.07.17 **Noted:**
That, as a supporter of the ElmsWild Flowers Community Project, Council had been approached with a view to working with the Project organisers towards having the Council's Green Cemetery managed so as to encourage wildflower growth and that a site meeting is to be called to consider the options available.
- 19.06.18 **Noted:**
That the Wesley refurbishment project has progressed to the signing of the Contract with Seamans, the chosen contractor, following Borrowing Approval from MHCLG.
- 19.06.19 **Noted:**
That progress on investigating the possible purchase of the Elmswell Tavern site has been made following a meeting between the Council's Agent and the vendor's Agent. It was agreed that the way forward will begin with the canvassing of public support on which the Clerk undertook to bring back a strategy proposal to council.
- 19.07.20 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.06.19.
- 19.07.21 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 19.07.22 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 19.07.23 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited;
23.1 It was pointed out that, in relation to the 'Walk to the Shops' initiative, the Co-op will deliver to Elmswell addresses.
- 19.07.24 **Noted:**
The following when any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda was invited;
24.1 Cllr Mansel undertook to find out from MSDC Housing officers whether or not a decision has been made regarding the future of the Manns Court bungalows which have lain empty for several years following the seepage of heating oil into the floor slab.
24.2 Cllr Schofield undertook to bring forward a proposal for the provision of electric car charging points at Blackbourne.
- 19.07.25 **Noted:**
That the next Ordinary Meeting of Council was scheduled for Monday 16th September 2019 beginning at 7.30 p.m. at the Blackbourne.
- 19.07.26 **Noted:**
That the meeting closed at 10.10pm.