

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of full Council held on
Monday 26th September 2022 at 7.30pm
at Wesley IP30 9EE**

Present: Cllr Brown, Burch, Edmonds, Mansel, Roots

Attending: Parish Clerk Peter Dow
15 members of the public

In the absence of both Chairman and Vice-chairman of Council, Councillors present agreed unanimously that Cllr Edmonds should chair the meeting.

- 22.09.01 **Noted:**
1.1 In light of the fact that this meeting was unscheduled, apologies for absence were accepted from Cllrs Barker, Hancock, Hawes, Pallett, Schofield & Shaw.
1.2 An apology for absence was noted from County Council Ward Member Cllr Andy Mellen.
- 22.09.02 **Resolved:**
That the draft Minutes of the Ordinary Parish Council Meeting held on the 18th July 2022, as tabled, be agreed as a true record.
- 22.09.03 **Noted:**
That 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.
- 22.09.04 **Noted:**
4.1 A written report from County Council Ward Member Andy Mellen;
4.2 A written report from District Council Ward Members Sarah Mansel and Helen Geake;
4.3 A member of the public spoke in support of the Council's objection to the Planning Application DC/21/06333, currently with MSDC, for the development of a petrol station and restaurants on land off A14 at the A1088 roundabout;
4.4 Members of the public spoke in objection to the Planning Application DC/22/03423, currently with MSDC, for the erection of a dwelling at Crown Mill.
- 22.09.05 **Noted:**
The following correspondence to this meeting unrelated to an Agenda item;
5.1 With SCC re bus & taxi compliance with proposed waiting restrictions at Elmswell school;
5.2 From SCC confirming that the proposed HGV preferred lorry routeing no longer identifies Warren Lane as a suitable;
5.3 From SCC confirming the Draft Order re the defective bridge on A1088 which is restricted to 7.5t traffic until remedial works are carried out in 2023/24;
5.4 From residents seeking to confirm objections to the Planning application DC/22/03423 at Crown Mill, as copied to Councillors.
- 22.09.06 **Noted:**
The Clerk's report as per Appendix A.
- 22.09.07 **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.

22.09.08

Noted:

Planning results as notified by Mid Suffolk District Council;

| | | | |
|------|---|----------|----------------|
| 8.1 | <u>DC/22/01615</u> Discharge of Condition 8 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.2 | <u>DC/22/03220</u> Removal of Condition 3 (Occupation restriction) Elmswell Park Stud | GRANTED | EPC no comment |
| 8.3 | <u>DC/18/02146</u> Discharge of Condition 8 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.4 | <u>DC/18/02146</u> Discharge of Condition 14 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.5 | <u>DC/22/01615</u> Application for Reserved Matters... Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.6 | <u>DC/18/02146</u> Non-material amendment Condition 2... Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.7 | <u>DC/21/06379</u> Erection of 19No dwellings... Land east of Ashfield Road | REFUSED | EPC objected |
| 8.8 | <u>DC/20/01677</u> Discharge of Condition 14 Land to the West of the Former Bacon Factory | APPROVED | EPC no comment |
| 8.9 | <u>DC/22/02641</u> Conversion of and extension to barn... The Old Granary Adj. Ten-Ten, Kiln Lane | GRANTED | EPC objected |
| 8.10 | <u>DC/18/02146</u> Discharge of Condition 21 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.11 | <u>DC/22/02560</u> Erection of single-story side extension.. Oakdene, Ashfield Road | GRANTED | EPC supported |
| 8.12 | <u>DC/18/02146</u> Discharge of Condition 24 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.13 | <u>DC/18/02146</u> Discharge of Condition 7 Land to the North and West of School Road | APPROVED | EPC no comment |
| 8.14 | <u>DC/22/04247</u> Discharge of Condition 4 Land to the East of Ashfield Road | APPROVED | EPC no comment |
| 8.15 | <u>DC/22/02951</u> Erection of 4 dwellings... C. Finch Kiln Lane | REFUSED | EPC objected |

22.09.09

Noted:

The following Planning applications as notified by Mid Suffolk District Council;

- 9.1 **DC/22/04479**
Erection of 1No class E(g) commercial building (revised application following planning permission granted under reference DC/22/00638). Revised position and size (permission DC/22/00638 will not be constructed)
Land at Stage Café, Old A45
Councillors objected to this application for the following reasons;
The developments on this site have grown in an ad hoc manner with no cohesive or strategic plan. The result is 7 trading units in 6 separate buildings, one of which, immediately to the East of the Indian Restaurant, is not shown on the block plan which is submitted with this application. This 'ghost' building is not listed in the Planning Design & Access Statement although, clearly, it impinges upon what is defined as, 'a vast expanse of car parking'.. This proposal seeks to worsen the parking situation when any overspill will be on to the old A45 taking traffic at speed off A14 at J47A.
The removal of the smaller unit from the site must be viewed as a temporary arrangement on the assumption that it may well re-emerge to further add to the overdevelopment.
The random piecemeal nature of the developments on this site means that access to 3 of the buildings, housing 4 units and which is currently asked to serve the proposed new building, is tortuous and reflects the absence of overall design. Parking will inevitably rely on the main area fronting the original Stag Café which already must take the parking for the café, the food sales outlet adjacent, the Indian Restaurant and the 2 Class E units which are not shown on the plan but which were granted Permission under DC/20/02823.
The Applicant contends that A14 is easily accessed in either direction. This entirely denies the obvious problems in accessing A14 to the west. The nature of theses

buildings suggests that much of the traffic which will service them will not be HGV and will, therefore, seek to access A14 via Warren Lane into Elmswell and down Church Road / Church Hill to the A1088 roundabout or, worse still, via Kiln Lane. These are single track country lanes with restricted passing places. The HGV weight limit, when observed, should mean that traffic travels back to Tot Hill to gain A14 access. In practice this option is often ignored and unsuitable traffic ignores the weight limit on Warren Lane or runs through Woolpit where it poses an obvious hazard.

The development-creep on this site has already left its mark on the very rural road network. This Proposal can only worsen the situation and should not be granted.

9.2

DC/22/04002

Application for B8 and E(g) storage and office uses for Land Parcels 4 & 5.

Outline Planning Application for B2, B8 and E (g) uses for Land Parcel 6.

Land at Lawn Park Business Centre, Warren Lane

Councillors objected to this application for the following reasons;

1 The Proposal seeks to impinge on the adjacent Listed properties at Lawn Cottage and Lawn Farmhouse to the detriment of their setting and to the enjoyment of those occupying them. Previous attempts to develop this site have failed, including at Appeal, on these grounds.

2 The doubling of employees which would result should this application succeed will exacerbate the existing problems as these people travel by car to and from work along the inadequate roads in Woolpit village as well as down the single-track Warren Lane in Elmswell.

3 The resultant nuisance and pollution, including light pollution, from a dramatic increase in industrial activity on the site adjacent to the growing built-out residential mass of Woolpit runs counter to NPPF strictures on sustainability.

9.3

DC/22/04319

Erection of two storey side extension and extension to front porch

Richmond Cottage, 1 Rose Lane

Councillors agreed to support this application

9.4

DC/22/04127

Change of use of land for highway vehicular access and hard standing including Deed of Easement. (Addition of 18 Eastern Way to the site address)

Land to the front of 16, 18, 20 and 22 Eastern Way

Councillors agreed to support this application

9.5

DC/22/04216

Erection of Hot Food Takeaway with Office above (revised application following permission DC/22/00144)

Land at Stage café, Old A45

Councillors objected to this application for the following reasons;

The developments on this site have grown in an ad hoc manner with no cohesive or strategic plan. The result is 7 trading units with an ever-diminishing area available for parking which must be capable of handling the considerable pressure generated by 2 existing food trading outlets, including takeaway. This proposal seeks to worsen the parking situation when any overspill will be on to the old A45 taking traffic at speed off A14 at J47A.

The nature of this proposal suggests that much of the customer traffic generated will be by private car inevitably using Warren Lane and, often, Kiln Lane, both single track country lanes with restricted passing places. The development-creep on this site has already left its mark on the very rural road network. This Proposal can only worsen the situation and should not be granted.

The floor space has doubled from the original proposal by virtue of the addition of a second storey. The fact that this upstairs accommodation, currently designated as a suite of offices, has separate access renders multi-occupancy very likely thus increasing the strain on the road network and parking infrastructure. It would seem unreasonable to suggest that a hot food takeaway shop needs 3 offices. Given the nature of the proposed use and the long and late hours which this entails, there is a distinct possibility that the upstairs rooms will be used as staff accommodation which, in the industrial context, is undesirable. Any permission should, therefore, have Permitted Development Rights removed so that any tendency to allow domestic occupation is the more easily controlled.

- 9.6 **DC/22/04185**
Erection of porch extension, garage conversion with new pitched roof and installation of solar panels
The Lilacs, Station Road
 Councillors agreed to make no comment on this application
- 9.7 **DC/22/03940**
Tree works at St Johns House, Church Road
Clerk confirmed no comment made under Delegated Powers
- 9.8 **DC/22/03998**
Application under Outline Planning Permission DC/20/05053 for Appearance, scale, Layout and Landscaping of the site for the erection of 9No dwellings
Land to the east of Oak Lane
Clerk confirmed no comment made under Delegated Powers
- 9.9 **DC/22/04042**
Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/21/05727 date 14/12/2022 – Erection of up to 6No dwellings – To vary Condition 2 (Approved Plans and Documents) Replace approved house with bungalow (Plot 1)
Loriks, Ashfield Road
 Councillors agreed to make no comment on this application
- 9.10 **DC/22/04621**
Erection of 1½ storey rear / side extension (following demolition of existing garage) and single storey detached outbuilding and alterations.
Gages, New Road
 Councillors objected to this application for the following reasons;
 There is insufficient detail provided with this application for any reasoned assessment of the proposed extension and alterations
 However it is clearly reducing the vehicular access to the rear of the plot and presenting a layout which makes vehicle manoeuvring problematic.
 The proposal for the stand-alone building to the rear poses the real possibility of the development of a separate curtilage which would be ill-served by the access arrangement.
 Any permission should, therefore, require that the use of the ancillary building remains, in perpetuity, dedicated to the enjoyment of the host dwelling and that Permitted Development Rights are removed.

22.09.10 **Resolved:**
That the Clerk makes known the Council's comments on the Planning Applications on this Agenda to the Chief Planning Officer at Mid Suffolk District Council.

22.09.11 **Noted:**
 The following other Planning business;
 11.1 Notice of Appeal against Refusal for erection of 19 dwellings on land east of Ashfield Road.
 11.2 Notice of Mid Suffolk Development Control Committee meeting 28th September to discuss the Application ref. DC/21/06333 for development of a petrol filling station including a drive-through restaurant and coffee shop on land off A14 at Elmswell.

22.09.12 **Resolved:**
That the Gardening Club be thanked for their excellent stewardship of the Station Road recycling centre for the 3 months to 26th August and that a grant of £150.00 be made to the Club's funds.

22.09.13 **Resolved:**
That Council proceeds with 2 aspects its current road safety initiative, as advised by SCC Highways officers, and that:
 (i) funding not to exceed £1,000.00 be allocated to surveying a scheme to introduce a 20mph speed limit from The Fox at Station Road through The Street and New Road to Church Road / Warren Lane junction and from the Co-op down School Road to Pightle Close;
 (ii) funding not to exceed £3,000 be allocated to white lining and signage at the Cooks Road / New Road / The Street junction as advised by SCC towards mitigating the current traffic hazard.

- 22.09.14 **Resolved:**
That the Council's weekend caretaker, David Austen, be contracted to work as Caretaker / General Maintenance Operative with responsibility for all of the Council's community facilities from 01.09.2022 on the basis of a 37 hour week including weekends at a salary of £527.25 p.w.
- 22.09.15 **Resolved:**
That the pro forma Internal Control Report 2022 as tabled and as authorised under Minute Reference 22.07.25 be noted and be authorised as the basis of the mid-term review of the Council's system of internal control to be conducted by Cllrs Barker and Hancock.
- 22.09.16 **Resolved:**
That this Council formally approves and accepts the External Auditor's Certificate and Report for the year ended 31st March 2022, signed off by Messrs PKF Littlejohn LLP, noting that the Annual Governance and Accountability Return is in accordance with proper practices, that no matters gave cause for concern, that relevant legislation and regulatory requirements have been met, and that the Auditors found no other matters affecting their opinion to be drawn to Council's attention.
- 22.09.17 **Resolved:**
That all net funds accruing in the event of a sale of the Council's footbridge land at Crown Mill be ring-fenced and dedicated to establishing the proposed community affordable housing scheme on land to the rear of the Elmswell Tavern at School Road.
- 22.09.18 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 30.09.22.
- 22.09.19 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 22.09.20 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 22.09.21 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited:
21.1 Members of the public spoke to confirm their objections to Planning Application ref DC/22/03423 at Crown Mill
- 22.09.22 **Noted:**
The following other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda:
22.1 Cllr Roots confirmed that she had paid her promised visit to Elmswell School at pupil dropping off / collection times and confirmed that the highway situation was chaotic and hazardous. She undertook to make contact with the School Management to offer support in any initiative which may be considered useful in addressing the clear danger to the children and inconvenience to residents.
- 22.09.23 **Noted:**
That the next Meeting of Council was scheduled for Monday 17th October 2022 beginning at 7.30 p.m. at Blackbourne.
- 22.09.24 **Noted:**
That the meeting closed at 9.27pm.