

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 20th February 2023 at 7.30pm at The Blackbourne, Elmswell IP30 9UH

Present: Cllrs Brown, Burch, Edmonds, Hancock, Mansel, Pallett (Chairman), Roots, Schofield, Shaw

Attending: County Council Ward Member Andy Mellen
Parish Clerk Peter Dow
5 members of the public

23.02.01 **Noted:**

- 1.1 An apology for absence was noted from Cllr Hawes
- 1.2 An apology for absence was noted from Cllr Barker
- 1.3 An apology for absence was noted from Mid Suffolk Ward Member Helen Geake

23.02.02

Resolved:

That the draft Minutes of the Ordinary Parish Council Meeting held on the 16th January 2023, as tabled, be agreed as a true record.

23.02.03

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 Hancock declared a declared a Local Non Pecuniary Interest in agenda item 9.2 as he was a near neighbour to the Application site
- 3.2 Cllrs Burch and Hancock each declared a Local Non Pecuniary Interest in agenda item 14 as they were allotment holders

23.02.04

Noted:

4.1 A written report from SCC Ward Member Cllr Andy Mellen

4.1.1 Cllr Mellen confirmed that he was aware of and supportive of the EPC application for a 20mph restriction through the village centre

4.2 A written report from District Council Ward Members Sarah Mansel and Helen Geake

4.2.1 Cllr Mansell confirmed that she was supporting a proposed increase in the District Council budget of £2m towards addressing hardship resulting from energy and cost-of- living prices and the on-going climate emergency.

23.02.05

Noted:

The following other correspondence unrelated to an Agenda item;

- 5.1 Email correspondence which was circulated to all Members with a resident regarding Council's authority to spend on shares in Elmswell Community Enterprise Limited.

23.02.06

Noted:

The Clerk's report as per Appendix A

6.1 The Clerk added confirmation of 2 further meetings; with Bethany Taylor, BMSDC Communities Officer, together with Cllr Schofield, re the Warm Space Initiative and community transport and with Cllr Pallett and Jo Churchill MP, on-line, regarding issues raised by the recent MSDC proposals for development of housing on the village's preferred site for primary school expansion.

6.2 The Clerk confirmed that he was now invited to a meeting on 10th March regarding a proposed trial of an electric mini-bus service using Vertas vehicles when not needed for school runs.

23.02.07

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 the date of the next Complaints Committee meeting was not known.

23.02.08

Noted:

Planning results as notified by Mid Suffolk District Council;

- | | | | |
|-----|---|----------|---------------|
| 8.1 | DC/23/00320 Non material amendment... | | |
| | Silver Birches, Church Road | APPROVED | PC no comment |
| 8.2 | DC/22/06217 Retention of existing annexe... | | |
| | Mulberry Farm, Ashfield Road | GRANTED | PC supported |

8.3	<u>DC/22/05915</u> Erection of single storey side extension... 3 Cooks Road	GRANTED	PC supported
8.4	<u>DC/21/02956</u> Erection of 44 dwellings... East of Warren Lane /West Cresmedow Way	REFUSED	PC objected
8.5	<u>DC/22/0391</u> Discharge of Condition 22 for DC/20/01677... Land to the West of Former Bacon Factory	APPROVED	PC no comment
8.6	<u>DC/22/03967</u> Discharge of Condition 5 for DC/20/01677... Land to the West of Former Bacon Factory	APPROVED	PC no comment
8.7	<u>DC/22/03970</u> Discharge of Condition 21 for DC/20/01677... Land to the West of Former Bacon Factory	APPROVED	PC no comment
8.8	<u>DC/22/05091</u> Erection of stables and hay store... Land off Ashfield Road	GRANTED	PC objected
8.9	<u>DC/22/00068</u> Discharge of Condition 20 (parking/turning) Land to the West of former Bacon Factory	APPROVED	PC no comment
8.10	<u>DC/22/06232</u> Garage and accommodation... Old Granary, Kiln Lane	GRANTED	PC objected
8.11	<u>DC/22/05875</u> Discharge of Condition 15 (travel plan) Land West of School Road	APPROVED	PC no comment

23.02.09

Noted:

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

- 9.1 DC/23/00540
Demolition of fire damaged two storey cottage; erection of replacement two storey dwelling with associated utility store, pergola, terrace and landscaping to front, and alterations to existing vehicular access and driveway Caravan at, site of former Half Acre, Grove Lane
Councillors agreed to support this application
- 9.2 DC/23/00401
**Erection of rear garden room
15 Jubilee Terrace**
Councillors objected to this application for the following reasons;
The result of the ensuing development would impose a blank and featureless building with minimal fenestration providing, by virtue of its construction, an unsustainable result. There would be a detrimental effect on the amenity of neighbouring households, including at Laurel Court.
As such, the proposal runs counter to Local Plan Policies GP1 & H16.
- 9.3 DC/23/00360
**Application under S73 for Removal of Variation of a Condition following grant of Planning Permission DC/22/01224 dated 31.05.22 Hybrid Planning Application – Outline Application for erection of 1no detached and Full Application for the erection of 1no detached dwelling. To replace Outline Permission for 3no dwellings as approved under DC/19/04317 Town and Country Planning Act 1990 – To vary Condition 4 (Approved Plans and Documents) to enable construction of solar panels.
Holly Lodge, Cross Street**
Councillors agreed to support this application
- 9.4 DC/23/00258
**Erection of a garage and store (revised scheme to DC/22/05326)
Silver Birches, Church Road**
Councillors objected to this application for the following reason;
There is insufficient information to inform a decision. The original garage and store building was at the site limits of acceptability in terms of size and mass. The unspecified increase in ridge height can only worsen the imposition on the adjacent dwellings. Without dimensions to enable an assessment of the further effect on neighbourhood amenity, the default position must be objection.

23.02.10

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.

23.02.11

Noted:

The Meeting noted the withdrawal of Application ref. DC/22/05756 for extensions at Robins Nest, New Road.

- 23.02.12 **Resolved:**
That Council signs the Wayleave Agreement ref. W/L 43763522 with Eastern Power Networks plc regarding the erection of 3 poles and 4 stays supporting overhead electric line and ancillary apparatus as necessary on land adjacent to Blackbourne Meadow ref SK407290 in consideration of an Annual Agreement currently assessed at £45.30 with payment backdated for 1 year at the rate which then prevailed.
- 23.02.13 **Noted:**
The Meeting noted that the Neighbourhood Plan is now formally submitted to MSDC and that , if due processes are managed without extraordinary delays, Referendum stage might be reached in July with the possibility that the Plan is formally made by September.
- 23.02.14 **Resolved:**
That Council instructs Paul Thurley to carry out works at the Church Hill allotments to extend the water supply, re-dress the roadway and lay edged crushed concrete surface to provide car parking, all as detailed in his quotation dated 08.02.2023 and that Council separately supplies water troughs and fittings as appropriate, all supplies and works for a total sum not to exceed £5,235.00 net of VAT.
- 23.02.15 **Noted:**
That the swale on the 6 acres of new land at Blackbourne is re-made and that the next stage, of fencing off the new land, is in the hands of the developer's contractor.
- 23.02.16 **Resolved:**
That the sum of £5,000.00 be allocated to the working-up of plans for the refurbishment of the Railway Tavern as a community facility and that expenditures against this budget be charged to the Elmswell Community Enterprise group when their project is established and the group is in a position to make the repayment.
- 23.02.17 **Noted:**
The authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.01.23.
- 23.02.18 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 23.02.19 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 23.02.20 **Noted:**
The following when public comment or questions on matters relevant to Council business were invited;
20.1 The Clerk confirmed that the Council's Appeal to the Planning Inspectorate against the refusal of Planning permission for development of the footbridge site at Crown Mill was with the Inspector for determination in due course.
- 23.02.21 **Resolved:**
That, in light of the commercially confidential nature of the immediately subsequent agenda item on this agenda, the press and public be excluded from the meeting for the duration of all discussion and of any voting on that item.

The public left the Meeting at this point

- 23.02.22 **Resolved:**
That the Chairman and Clerk be given delegated powers to negotiate with the vendor's agent towards the purchase of the plot of land currently on the market at Rose Lane immediately adjacent to The Wesley and to expedite that purchase within a budget of £185,000.00 to include disbursements, professional fees and Stamp Duty Land Tax.

The Meeting was re-opened to Press and public

- 23.02.23 **Noted:**
The following any other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda;
23.1 The Clerk outlined the due process regarding the forthcoming District and Parish Council elections to be held on 4th May

- 23.2 Cllr Schofield outlined the position of the Elmswell Food Bank which is financially secure for some 6 more months and looks to benefit substantially from having secured the rights to the official raffle at the Woolpit Steam Fair and from a proposed sponsored climb of Snowdon.
- 23.3 Cllr Mansel undertook to pursue SCC Highways through her colleague Cllr Mellen in the matter of work to the gravel surface leading to the new Wetherden Road development from Jubilee Terrace.

23.02.24 **Noted:**
That the next Meeting of Council is scheduled for Monday 20th March 2023 beginning at 7.30 p.m. at Blackbourne.

23.02.25 **Noted:**
That the meeting closed at 9.26pm.