

ELMSWELL PARISH COUNCIL

**Minutes of the Ordinary Meeting of full Council held on
Monday 16th January 2023 at 7.30pm
at The Blackbourne, Elmswell IP30 9UH**

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

Attending: Parish Clerk Peter Dow
Village Tree Warden Janet Spencer
5 members of the public

23.01.01 **Noted:**
1.1 An apology for absence was noted from County Council Ward Member Andy Mellen.
1.2 An apology for late arrival was noted from District Council Ward Member Helen Geake

23.01.02 **Resolved:**
That the draft Minutes of the Ordinary Parish Council Meeting held on the 19th December 2022, as tabled, be agreed as a true record.

23.01.03 **Noted:**
That there were no Members' Declarations of Local Non-Pecuniary Interests and/or Disclosable Pecuniary Interests in subsequent agenda items and no additions, deletions or alterations to the Council's Register of Interests.

23.01.04 **Noted:**
4.1 A written report, as circulated, from SCC Ward Member Cllr Andy Mellen
4.2 A written report, as circulated, from District Council Ward Members Sarah Mansel and Helen Geake
4.3 Cllr Mansel confirmed that the decision by MSDC Cabinet to develop a proposal for 50 houses on their Council's site at School Road had been called in by the Overview and Scrutiny Committee at the instigation of Cllr Mellen on grounds that Members had acted when not presented with all of the information required to make an informed and sound decision. The meeting was scheduled for 23rd January.
4.4 A member of the public spoke to suggest that the proposed diversion route, as published, in relation to the forthcoming long term closure of School Road, was incorrect and unworkable.
4.5 The Clerk confirmed, in answer to a query from a member of the public, that the Council's purchase of shares in Elmswell Community Enterprise was proper.

23.01.05 **Noted:**
That there was no correspondence unrelated to an Agenda item.

23.01.06 **Noted:**
That the Meeting received the Clerk's report tabled as Appendix A.

23.01.07 **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.

23.01.08 **Noted:**
That there were no Planning results notified by Mid Suffolk District Council.

23.01.09 **Noted:**
The following Planning applications as notified by Mid Suffolk District Council,
9.1 **DC/22/05915**
Erection of single storey side and rear extension
3 Cooks Road
Councillors agreed to support this application.

- 9.2 **DC/22/06217**
Retention of existing residential annexe, conversion of part of existing garaging to extend annexe, replacement of existing roof, including addition of solar panels, adjustments to existing fenestration and application of external cladding, and associated works
Mulberry Farm Ashfield Road
 Councillors agreed to support this application.
- 9.3 **DC/22/06230**
Erection of 1no. dwelling and alterations to vehicular access
Land North of Dagwood Farm, Ashfield Road
 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 a housing land supply figure well in excess of the 5 year minimum. This site is in the countryside outside of the Settlement Boundary within which new development will properly take place. Further, the site is not identified in the emerging joint Local Plan as suitable for development.
 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. The current burden of development with extant Permission amounts to a 37% uplift in housing stock imposed on a community already suffering from poor infrastructure provision, in particular regarding education and highways. There is no need for the extra dwelling proposed.
 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.' As an ad hoc off-Plan proposal this application clearly fails on both of these counts.
 Furthermore, the size and scale of this doubling-up of the handed dwelling which this proposal seeks to mirror is out of keeping in terms of size and scale and therefore harmful to the historic setting of the listed Dagwood Farm House.
 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.
- 9.4 **DC/22/06232**
Erection of garage with annexed accommodation over to the existing approved barn conversion approved under DC/22/02641
The Old Granary, Kiln Lane
 Councillors objected to this application for the following reasons;
 Mid Suffolk District Council has a 9.5 year housing supply and therefore does not need to look beyond existing policies and settled development boundaries to fulfil Government targets in this regard.
 This site is in the countryside clearly outside of the Development Envelope of Elmswell. To permit further encroachment of development into Kiln Lane would run counter to Local Plan Policy SB1 and there is no mitigating factor presented to support an intrusion which is, clearly, against the overriding principal of protecting the countryside for its own sake.
 The proposal is promoted as a new dwelling to serve whilst the larger house is created on the site of the granary building. The need for temporary accommodation during building works is commonly met by the provision of a mobile home for the duration of the works. The personal circumstance cited in support of this application cannot colour the proper process of assessment of a proposed new dwelling in the countryside.
 This is a proposal for a further dwelling accessed via a narrow country road situated almost a mile from the village facilities. In NPPF terms it is unsustainable.
- 9.5 **DC/22/04767**
Discharge of Conditions Application for DC/20/01677 – Condition 4 (Construction Method Statement)
Land to the West of the Former Bacon Factory
 Councillors agreed to make no comment on this application
- 9.6 **DC/22/05756**
Erection of two-storey rear extension; first-floor side extension above garage, 2no. dormer windows to front elevation; re-tiling of roof and cladding of existing building with stock brick slips.
Robins Nest, New Road
 Councillors agreed to support this application.

- 9.7 **DC/22/06410**
Change of use of 2no former aircraft hangars and existing airfield building to commercial storage (Use Class B8), and siting of 6no storage containers with associated vehicular access and parking
Great Ashfield Airfield, Haugh Lane, Great Ashfield
Councillors agreed to support this application.

- 23.01.10 **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.
- 23.01.11 **Noted:**
The following other Planning business;
11.1 The Planning Inspectorate Appeal Decision of Dismissal ref. APP/W3520/W/22/3305372 - Land corner of Ashfield Road and Grove Lane – against refusal of DC/21/06379 for 19 dwellings and access.
11.2 That the Clerk would attend a meeting of MSDC development Control Committee A on Wednesday 18th January which includes consideration of DC/21/02956, being OPP for 44 dwellings on land east of Warren Lane and West of Cresmedow Way. Cllr Burch declared a Local Non-Pecuniary Interest in this matter as a former employee of the Applicant.
- 23.01.12 **Resolved;**
That Elmswell Parish Council directs Mid Suffolk District Council to pay over the sum of £206,312, being this Parish Council's total precept requirement for the financial year commencing 1st April 2023, or, in the case of a variation in the Tax Base from the figure of 1809.91, to pay such other sum as may be required to ensure that the level of a Band 'D' annual requirement be maintained at £113.99 as in the previous year.
- 23.01.13 **Resolved:**
That 9 mixed-species trees be planted at Clay Field as specified by the Council's Tree Warden, for a sum not to exceed £250.00.
- 23.01.14 **Noted:**
That the Elmswell Neighbourhood Development Plan continues its due process towards submission to MSDC which was imminent
- 23.01.15 **Noted:**
The authorised payments made and income received as per Appendices B and C.
- 23.01.16 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 23.01.17 **Noted:**
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 23.01.18 **Noted:**
That when any public comment or questions on matters relevant to Council business were invited none were forthcoming.
- 23.01.19 **Noted:**
The following when other Council business was invited from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda;
19.1 Cllr Roots confirmed that she had met with the Head Teacher at Elmswell School and confirmed the School's willingness to be involved in the Council's road safety initiatives. The lack of a, 'School', road sign was highlighted and the Chairman undertook to pursue this with SCC Highways as part of his on-going liaison.
- 23.01.20 **Noted:**
That the next Meeting of Council was scheduled for Monday 20th February 2023 beginning at 7.30 p.m. at Blackbourne.
- 23.01.21 **Noted:** That the meeting closed at 9.26pm.