

ELMSWELL PARISH COUNCIL

**Minutes of an Ordinary Meeting of the Elmswell Parish Council
held on**

Monday 19th June 2023

at The Blackbourne, Elmswell IP30 9UH

- Present:** Cllrs Burch, Edmonds, Hancock, Hawes, Mansel, Pallet, Roots, Schofield, Shaw
- Attending:** Parish Clerk Peter Dow
3 members of the public
- 23.06.01 An apology for absence was accepted from Councillor Barker who had an arrangement made prior to election
1.1 Apologies were noted from Cllrs Mellen and Overett
- 23.06.02 **Resolved;**
That the draft Minutes of the Annual Parish Council Meeting held on the 15th May 2023, as tabled, be agreed as a true record.
- 23.06.03 **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 Cllrs Burch and Hancock each declared a Pecuniary Interest in Agenda item 12 regarding the Council's allotments as they were both allotment tenants.
3.2 Declarations from newly elected Councillors are now all lodged with MSDC
- 23.06.04 **Noted:**
The following when reports and papers including from external bodies were invited together with questions from Councillors or the public on anything presented and on any matter on this agenda.
4.1 A written Report tabled by BMSDC Ward Members Cllrs Mansel and Overett
4.1.1 Cllr Mansel confirmed that details of the latest Locality Budget would be published in next month's Report.
4.2 A written Report tabled by SCC Ward Member Cllr Mellen
4.3 A member of the public spoke to voice objection to the Proposal for development at Ten Ten in Kiln Lane which, it was suggested, proposes further unacceptable intrusion in the countryside and considerable loss of natural habitat.
- 23.06.05 **Noted:**
The following correspondence unrelated to an Agenda item:
5.1 The Clerk read from his response to an approach from residents seeking to purchase some of the land at the Tavern site on School Road in which he had stressed the community value of the land and invited further details of any offer which might be forthcoming.
5.2 There was discussion regarding a letter circulated to Members regarding proposals by National Highways to trial slip road closures as part of the A14 concrete road reconstruction scheme. No action was determined.
- 23.06.06 **Noted:**
The Clerk's report as per Appendix A.
6.1 The Clerk presented slides showing the recent works carried out at Lord's Bridge and at the Bennett Avenue footway in response to complaints from residents and suggested that such initiatives, sometimes replacing remedial works from the proper agencies which have generally reduced their minor works services, reflected well on EPC.
6.2 The Clerk confirmed that the Council's plot purchase at Rose Lane intended to improve Wesley parking facilities has now reached the Exchange of Contracts stage and that Completion is imminent. Site safety fencing will be installed once Council assumes ownership.

23.06.07 **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.

23.06.08 **Noted:**
The following Planning results as notified by Mid Suffolk District Council:

8.1	<u>DC/23/01599</u> Discharge of Conditions Application for DC/22/01224 Condition 5 Holly Lodge, Cross Street Elmswell	APPROVED	PC no comment
8.2	<u>DC/23/02364</u> Application for a Non-Material Amendment relating to DC/22/03966.. Land Adjacent to Elmtree Business Park	APPROVED	PC no comment
8.3	<u>DC/23/02287</u> Non-Material Amendment relating to DC/22/01615... Land to the North And West of, School Road	APPROVED	PC no comment
8.4	<u>DC/23/01582</u> Erection of first floor extension over existing garage 56 Eastern Way	GRANTED	PC supported
8.5	<u>DC/23/01454</u> Erection of single storey rear/side extension 20 Oxer Close	GRANTED	PC supported
8.6	<u>DC/23/01302</u> Erection of single storey rear extension and two storey side extension Linden Cottage, Hawk End Lane	GRANTED	PC supported
8.7	<u>DC/23/01358</u> Construction of 1no dormer and 5no roof lights 2 Hawk Green	GRANTED	PC objected
8.8	<u>DC/22/04767</u> Discharge of conditions DC/20/01677 Condition 4 Land to the West of former Bacon Factory	APPROVED	PC no comment
8.9	<u>DC/23/0064</u> Discharge of conditions DC/20/01677 Condition 18 Land to the West of former Bacon Factory	APPROVED	PC no comment

23.06.09 **Noted:**
The following Planning applications as notified by Mid Suffolk District Council together with EPC's response:

- 9.1 **DC/23/02343**
Erection of rear pitched gable roof dormer (following removal of existing flat roof dormer)
The Links, Church Road
Councillors agreed to support this application.
- 9.2 **DC/23/02238**
Erection of barn style dwelling
Ten Ten Kiln Lane
Councillors urged rejection of this application for the following reasons.
It represents an example of, 'development-creep', whereby this application relies upon previous applications which have gradually prepared the way for a full-blooded and blatant case for a large house in the countryside.
In 2017 (ref DC/17/02404) Permission was refused for a Class Q Approval for change of use of the existing agricultural building to a dwelling. This decision was reasonably and sensibly based on the very insubstantial nature of that building which in no way could have been, 'converted', without major structural remediations and additions.
A subsequent full application for conversion was, however, granted in 2019 (ref DC/19/01596) against objections that the building, with a corrugated tin roof, visible slippage suggesting inadequate or compromised foundations, internal collapse of floor structure and damaging incursion over many years of trees and vegetation, could not be the core of a rebuilding process. At this juncture, the Planning Authority lacked the pre-requisite of a 5 year housing supply and this lent support through the broad-brush NPPF policies for overriding such practical objections in favour of blindly increasing housing supply.

With the precedent thus established, an application for a conversion plus 2 further dwellings in 2021 (ref DC/21/05406) was withdrawn in the face of impending rejection and then softened to a subsequent application for conversion only in 2022 (ref DC/22/02641).

The current application completes the process whereby a rickety old timber grain store has eventually provided a route to suggesting that a 3 bedroom family house in the countryside is acceptable.

Elmswell Parish Council urges a fresh look at this proposal and repeats its previous arguments for refusing development on this site:

- 1 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.
- 2 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 intrusion which is, clearly, against the overriding principal of protecting the countryside for its own sake.
- 3 Kiln Lane is a single-track country lane with no footpath along its entire length. It is already at capacity as the village expands and traffic seeks ways around the increasingly busy main through routes. In proposing another vehicular access on to Kiln Lane and imposing the traffic generated by a 3 bedroomed dwelling which must rely almost entirely on car use to access facilities, the Proposal, runs counter to Local Plan policy T10 which requires that existing roads giving access to a proposed development should be suitable in terms of the safe and free flow of traffic and pedestrian safety. Recent permissions for residential development along Kiln Lane have enjoyed the unfettered laissez faire of NPPF guidance. This application must, in contrast, be viewed against the reasoned and considered Local Plan regulation, against which it signally fails. The PD rights and curtilage benefits which would accrue should permission be granted pose further serious threats in terms of amenity.
- 4 The Application goes against NPPF policies of sustainability. In its strictures on promoting sustainable transport it argues for an awareness of potential impacts on transport networks [para 102(a)], focussing on locations which can be made sustainable through limiting the need to travel [para 103] and for attention to the impacts from a proposal on the transport network [para 108(c)]. This is a proposal for a dwelling along a narrow country road situated almost a mile from the village facilities. In NPPF terms it is unsustainable.

9.3 **DC/23/01734**

Application for Listed Building Consent – Erection of a single storey side extension (following demolition of existing conservatory), replacement windows and doors, fenestration amendments, internal and external alterations including landscaping and alteration to driveway as per schedule of works.

[Further comment invited]

Elmswell Hall, Parnell Lane

Councillors agreed not to comment on this application

9.4 **DC/23/01732**

Erection of a single storey side extension (following demolition of existing conservatory), replacement windows and doors, fenestration amendments, change of use of paddock land and alteration to driveway and landscaping works.

[Further comment invited]

Elmswell Hall, Parnell Lane

Councillors agreed not to comment on this application

23.06.10

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.

23.06.11

Noted:

The following further Planning business:

- 11.1 Following discussion regarding an invitation from the Planning Agent who had previously hosted a consultation event at Wesley regarding the possibility of a scheme to provide a development offering retirement accommodation on land at School Road behind St John's Church, it was agreed that a meeting should be arranged, open to all Councillors, and conducted within the terms of the Council's adopted Developer Pre-Application protocol towards clarification of further intentions.

Commented [EPC1]:

- 11.2 The Clerk drew the Meeting's attention to the MSDC Planning Committee meeting scheduled for 21st June including as an agenda item the recent Application for variation of certain of the Conditions relating to sound attenuating glazing on dwellings adjacent to the railway line on the emerging School Road development of 86 houses to which original detail EPC had chosen not to comment. Given the very technical nature of the proposals and the thorough analysis and advice from the Case Officer the Meeting agreed that the Clerk's attendance was not required.
- 23.06.12 **Noted**
That Cllr Hancock is to meet with a pest control contractor and with fellow allotment holders towards assessing the need for and viability of pest control measures at the Council's allotments and that a Report will come back to Council.
- 23.06.13 **Resolved:**
That an EPC Facebook page be established within the Protocol as tabled with a view to wider dissemination of the Council's activities and with no facility for on-line response other than by email.
- 23.06.14 The Meeting noted a positive oral report from the Clerk regarding the recent Taxi/Bus trial agreed that the initiative should continue beyond the original deadline of 28th June.
- 23.06.15 The Meeting noted the resignation of Cllr Arnold some 4 days into his term of office and the Clerk, on request, read from the letter of resignation which clarified Cllr Arnold's reasoning whereby, having acted in an unprofessional manner he considered his conduct unbecoming of the position to which he had been elected.
- 15.1 The Meeting noted that a Notice of Casual vacancy had been posted on 17th May, that an election had been properly requested by 10 electors and that Notice of Election was published with 27th July confirmed as the date for a contested poll. The closing date for Nominations is 30th June.
- 15.2 The Clerk confirmed that the estimated costs charged to EPC would be £2,000.00 for a contested election without the issuing of polling cards. Polling cards, if requested by EPC, would cost a further £1,800.00. An uncontested election would cost £141.00.
- 15.3 **Resolved:**
That, in the event that the by-election called for on 27.07A.2023 is contested, the Returning Officer be asked to issue Polling Cards.
- 23.06.16 **Noted:**
Authorised payments made and income received as per Appendices B and C.
- 23.06.17 **Resolved;**
That proposed payments, scheduled as Appendix D, be authorised.
- 23.06.18 **Noted:**
Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 23.06.19 **Noted:**
That when public comment or questions on matters relevant to Council business were invited, none were forthcoming.
- 23.06.20 **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:
- 20.1 There was discussion regarding visibility problems for vehicles leaving the allotments at Church Hill on which no action was determined.
- 20.2 The Meeting noted that the Food Bank, which currently uses Council premises at the Elmswell Tavern, made a profit of £1,200.00 by hosting the Draw at the recent Woolpit Steam Fair and that a grant of £4,000.00 has come to support the Group's operations from the Suffolk Community Foundation.
- 23.06.21 **Noted:**
That the next Meeting of Council was scheduled for Monday 17th July 2023 beginning at 7.30 p.m. at Blackbourne.
- 23.06.22 **Noted:**
That the Meeting closed at 9.16pm.