

# **ELMSWELL PARISH COUNCIL**

## **Minutes of an Ordinary Meeting of full Council held on Monday 15<sup>th</sup> January 2024 beginning 7.30pm at The Blackbourne, Elmswell IP30 9UH**

- Present: Cllrs Barker, Brown, Burch, Edmonds, Hancock, Hawes, Mansel, Pallett (Chairman), Roots, Shaw
- Attending: District Council Ward Member Jen Overett  
Parish Clerk Peter Dow
- 24.01.01 **Noted:**  
1.1 An apology for absence was accepted from Cllr Schofield on compassionate grounds
- 24.01.02 **Resolved:**  
**That the Minutes of the Ordinary Parish Council Meeting held on the 18<sup>th</sup> December 2023, as tabled, be agreed as a true record.**
- 24.01.03 **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 Dispensations were noted in respect of Cllrs Barker, Brown, Edmonds, Hancock, Hawes, Mansel, Pallett and Shaw as shareholders in Elmswell Community Enterprise Limited standing to derive possible benefit from the Planning application at 9.1 for works to the Elmswell Tavern on grounds that the meeting would have been inqurate had the Dispensations not been granted.
- 24.01.04 **Noted:**  
The following reports / papers including from external bodies as appropriate and questions from Councillors or the public on those reports /papers and on any matter on this agenda;  
4.1 A written report from BMSDC Ward Members Cllrs Mansel and Overett  
4.2 Cllr Overett undertook to pass on to SCC Ward member Cllr Mellen a schedule of Parish Council owned street lights notified to SCC as needing repair, upgrading or replacement together with the current status of each job.
- 24.01.05 **Noted:**  
To note correspondence unrelated to an Agenda item;  
5.1 A letter from Network Rail dated 15<sup>th</sup> January confirming the closure of the railway crossing for urgent maintenance works overnight on Sunday 21<sup>st</sup> January.
- 24.01.06 **Noted:**  
The Clerk's report as per Appendix A.
- 24.01.07 **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.
- 24.01.08 **Noted:**  
Planning results as notified by Mid Suffolk District Council;  
8.1 **DC/23/05258**  
Erection of two storey front/side and single storey rear extensions...  
Jamita, Oak Lane GRANTED EPC supported with condition restricting use of the annexe which was subsequently Conditioned.
- 24.01.09 **Noted:**  
The following Planning application as notified by Mid Suffolk District Council,  
9.1 **DC/23/056878**  
(i) Demolition of existing latter additions to the premises (ii) Erection of single storey side and rear extensions (iii) Associated landscaping  
**Railway Tavern, School Road**  
Councillors agreed to support this application on the understanding that Cllr Mansel would discuss with the Case Officer the inconsistency between licensing hours and the proposed Conditioning of opening hours.

- 9.2 **DC/23/05845**  
 Application under S73 for the Removal or Variation of a Condition following approval of DC/23/03597 date 13/10/2023 Erection of 5 No dwellings with garaging and alterations to vehicular access- To vary Condition 2 (Approved Pland and Documents), 7 (Arboricultural Report), 13 (Parking and manoeuvring) 15 (Cycle Storage), 16 (Refuse Bins).  
 Amendment seeks to alter the agreed layout of the development and other amendments as per planning statement and submitted plans  
**White House Barns, Ashfield Road**  
 Councillors agreed to make no comment on this application
- 9.3 **DC/24/00117**  
 Application under S73 for the Removal or Variation of a Condition following grant of DC/22/04479 dated 21/11/2022 Town and Country Planning Act 1990 (as amended) 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) To vary Condition 1 (Approved Plans and Documents) to introduce revised design.  
**Land at Stage Café, Old A45**  
 Councillors objected this application or the following reasons;
- 1 The scale, height and footprint of this proposal completely alters the nature of the original concept development. The increase in size of the original 12m x 18m shed with a single access to a warehouse measuring 24m x 11m with 3 loading bays is compounded by a 65% height-to-eaves increase from 2850 to 4500 to create a more than 4-fold increase in mass and volume. This produces a building with an entirely different function and which cannot rely on the original permission for legitimacy. The large increase in size requires that the building is relocated and the proposal thus unacceptably reduces vehicular access to a facility designed to accommodate an enterprise 4 times larger and busier than the original.
  - 2 The site would, should this application succeed, be clearly overdeveloped both in terms of scale and traffic usage. There are now 3 food outlets sharing the location and, therefore, the parking. The food outlets derive all of their trade from customers arriving in vehicles, given the distance of the nearest villages of Elmswell and Woolpit and the nature of the approach roads. 3 other existing industrial buildings place further pressure on access and parking. To impose the extra burden of the proposed warehouse premises would lead to offsite parking on the fast A14 exit along the old A45. There is no reference to car parking presented as part of the application and there is considerable doubt that the 7 various enterprises that would be operating here can do so within the safe limits set by Suffolk Guidance for Parking.
  - 3 As previously stated, Councillors have concerns regarding the ad hoc 'development creep' which this site has suffered. Without a cohesive master-plan it has grown without reference to the impacts of the whole built result. This application serves to underline this damaging subversion of strategic planning and it should be refused so as to help draw a line which prevents further free-for-all rogue development.
  - 4 Councillors contend that the PPG advice re S73 'flexible options' confirms that the expansion and relocation of this proposal goes well beyond acceptable, 'minor material amendments'. In principle and in fact this application stands alone as an application for a sizeable warehouse located, by necessity, very differently from the original shed and requiring a totally fresh assessment in terms of the material considerations of the scale and the manageability of parking and access.

24.01.10 **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**

24.01.11 **Noted:**  
 Other Planning business, being;

- 11.1 Notification of the allowing of the Appeal ref. APP/W3520/W/22/3312743 granting Planning permission for a petrol filling station, drive-through restaurant and coffee shop at land off A14 adjacent to Kiln Lane.
- 11.2 The meeting noted that MSDC Planning Enforcement Officers are aware of a complaint against development beyond the boundary related to the recent Permission granted at Jamita, Oak Lane.

- 24.01.12 **Resolved:**  
That Elmswell Parish Council directs Mid Suffolk District Council to pay over the sum of £229,749.00, being this Parish Council's total precept requirement for the financial year commencing 1<sup>st</sup> April 2024.
- 24.01.13 **Resolved:**  
That the Council's Standing Orders be varied forthwith as follows:  
A To remove paragraph 1.8 of the Financial Regulations  
B To remove from Financial Regulations at para. 1.9 reference to 'The Clerk', text to read: *'The RFO;'* and to remove all further references at 1.10, 1.11 & 1.12 to the Clerk in an RFO role  
C To remove from the Standing Orders header sheet the words; *'Incorporating Financial Regulations'*  
D To remove from the Financial Regulations header sheet the words; *'As appended to the Council's Standing Orders'*  
E To amend the Financial Regulations at 1.14 to replace the sum £7,500.00 with the sum £10,000.00  
F To formally adopt forthwith as a separate entity the revised Financial Regulations and to amend the header texts of both documents appropriately to confirm the changes above.
- 24.01.14 **Resolved:**  
That Ann Brett be appointed as the Council's Responsible Finance Officer as of 1<sup>st</sup> February 2024, in addition to her role as Assistant to the Clerk, at a new rate of pay as per the current Local Government Services Pay Agreement substantive benchmark range of profile LC2 (29-32) and set at a starting point of SCP29, currently £37,336.00.
- 24.01.15 **Resolved:**  
That a Task & Finish Panel be established to review the Council's Cemetery Rules with specific regard to the Memorial Tree Avenue and Memorial Seats.
- 24.01.16 **Resolved:**  
That a budget of £200.00 be set for entertainment at the 4 forthcoming Wesley Winter Warmer events.
- 24.01.17 **Noted:**  
The authorised payments made and income received as per Appendices B and C.
- 24.01.18 **Resolved:**  
That proposed payments, scheduled as Appendix D, be authorised.
- 24.01.19 **Noted:**  
The Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 24.01.20 **Noted:**  
That when public comment or questions on matters relevant to Council business was invited none was forthcoming.
- 24.01.21 **Noted:**  
That there was other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda.
- 24.01.22 **Noted:**  
That the next Meeting of Council is scheduled for Monday 19<sup>th</sup> February 2024 beginning at 7.30 p.m. at Blackbourne.
- 24.01.23 **Noted:**  
That the meeting closed at 8.34pm.