

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on

Monday 19th February 2018 at 7.30pm

at The Blackbourne, Blackbourne Road, IP30 9UH

Present: Cllrs. Burch, Edmonds, Friend, Hawes, Ms Indurain, Pallett (Chairman), Pratt, Schofield, Mrs Taber, Wiley.

Attending: County Council Ward Member Mrs Jane Storey
District Council Ward Member Mrs Sarah Mansel
Parish Clerk Mr Peter Dow
2 members of the public

18.02.01 **Noted:**
1.1 An apology for absence was noted from Cllr Barker as he had another commitment.
1.2 An apology for absence was noted from District Council Ward Member Cllr John Levantis as he was unwell.

18.02.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on 15th January 2018 be agreed as a true record.

18.02.03 **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 Burch declared a Local Non-Pecuniary Interest in Agenda item 9 as he was a member of the Bowls Club;
3.2 Cllr Edmonds declared a Local Non-Pecuniary Interest in Agenda item 9 as he was a member of the Bowls Club;
3.3 Cllr Ms Indurain declared a Local Non-Pecuniary Interest in Agenda item 11.5 as she was a Trustee of Lukeswood;
3.4 Cllr Hawes declared a Local Non-Pecuniary Interest in Agenda item 11.5 as he knew the applicant;
3.5 Cllr Pratt declared a Local Non-Pecuniary Interest in Agenda item 11.5 as he lived next door to the site.

18.02.04 **Noted:**
That the meeting noted:
4.1 A written report from the BWMA;
4.2 A written report from District Cllr Sarah Mansel;
4.3 A written report from County Council Ward Member Mrs Jane Storey.

18.02.05 **Noted:**
The following when questions or comment was invited from Councillors on any matter reported under Agenda item 4 or on other District Council or County Council matters;
5.1 Cllr Mrs Mansel confirmed the careful approach being taken by MSDC officers in the allocation of empty accommodation at Manns court to homeless families.
5.2 Cllr Mrs Storey agreed to look into the possibility of parking restrictions to help avoid traffic gridlock near to the school and visibility problems at the School Road / Church Road junction and invited EPC support.
5.3 Cllr Mrs Storey confirmed that the SCC Home-School Transport consultation is taking account of all suggestions including the possibility of 'hub' collection points .

18.02.06 **Noted:**
That when any questions or comment was invited from the public on any matter on this agenda, none were forthcoming.

18.02.07 **Noted:**
 The following correspondence to this meeting unrelated relate to an Agenda item;
 7.1 From Suffolk Neighbourhood Watch Association seeking donation as circulated to Councillors from whom any appropriate Proposal was invited.
 7.2 From MSDC Public Realm re Spring Clean Suffolk as circulated to Councillors from whom proposals for action were invited.
 7.3 From NALC via SALC, a brief questionnaire on fly tipping on which the feeling of the Meeting was that a response should confirm that there has been an increase in fly tipping over the last few years, that publicity should be given to the householder Duty of Care with regard to their dealing with waste contractors, that Fixed Penalty Notices for such offences should be introduced and that publicity as to the latter would be helpful.

18.02.08 **Noted:**
 The meeting received the Clerk's report as per Appendix A;
 8.1 The Clerk updated the Meeting on the current proposals for diversions when A14 is closed for repairs.

18.02.09 **Noted:**
 The Complaint made against Council by 7 members of the Elmswell Bowls Club and that the next Complaints Committee Meeting would be held on 28.02.18. It was confirmed that further input by way of evidence or justification for the Complaint had been invited from the Complainants but that nothing had been received thus far.

18.02.10 **Noted:**
 Planning results as notified by Mid Suffolk District Council.

10.1	DC/17/05706	Discharge of conditions – Discharge of access surface treatment Orchard Cottage, New Road	APPROVED
10.2	DC/17/05961	Outline Planning – Erection of a 2-bedroomed bungalow... The Gables, Ashfield Road	REFUSED EPC SUPPORTED
10.3	DC/17/06194	Discharge of Conditions – Materials Land adjacent Spinnakers, Ashfield Road	APPROVED
10.4	DC/17/06276	Insertion of 2 dormer windows and single Velux roof light... Glendinin, Oak Lane	GRANTED EPC SUPPORTED
10.5	DC/17/05923	Works to trees under preservation order WS312... 1 Grange Meadows	GRANTED EPC OBJECTED
10.6	DC/17/06139	Discharge of conditions – Condition 3 (materials) Land at Kiln Lane	APPROVED
10.7	DC/17/03895	Outline Planning Application – erection of 5 No detached dwellings... Land Rear of Yew Tree House, Grove Lane	REFUSED EPC objected

18.02.11 **Noted:**
 Planning Applications as referred by Mid Suffolk District Council for comment:

11.1 **DC/18/00446**
Tree Preservation Order MS100 – Fell 1no. Corsican Pine (T2), 1no. Horse Chestnut tree (T3), 1no Ash tree (T4) and 1no Oak tree (TG2)
36 Oxe Close

Councillors objected to this application for the following reasons:
 It is clearly the case that the conservatory has a background of poor construction and is not as well founded as is necessary given the proximity of the numerous large trees. The Insurance Claim Assessment Report confirms that, '*it is possible there are design deficiencies in the foundations*'. Should the trees be removed, the atrophied root systems will allow sinkage which will be as damaging to the foundations of the conservatory as is the current situation of minor heave which is defined as, '*slight seasonal movement*'.

In the spirit of the Insurance Claim Assessment Report, '*future site investigations would be required to establish whether or not the foundations of the conservatory are constructed to the correct standards and building regulations.*'

The trees in question are protected as part of a significant tree belt which makes an ever-more important contribution in the context of rapid urbanisation of the built environment in Elmswell. They should be given the benefit of that protection and an engineering solution should be sought which allows the trees to remain without detriment to the adjacent dwellings.

- 11.2 **DC/18/00255**
Erection of single storey extension to community centre
Blackbourne Community Centre, Blackbourne Road
Councillors agreed to support this application
- 11.3 **DC/18/00261**
Creation of new vehicular access
Mulberry Farm, Ashfield Road
Councillors agreed to support this application
- 11.4 **DC/18/00436**
Listed building consent – Renovation of bedroom, insulate and provide new ceiling, new wall surfaces and repair flooring
Street Farm, Station Road
Councillors agreed to support this application
- 11.5 **DC/18/00367**
Erection of 3 No. dwellings and associated garages, together with improvements to existing access and creating additional vehicular access
St John's House, Church Road
Councillors objected to this application for the following reasons;
- 1 St John's House is part of a significant feature of 12 substantial plots, stretching from Spong Lane to the Lukeswood green lane entrance and each featuring sizeable properties of character. Within this context, the proposal seeks to impose a relatively cramped form of development, inappropriate to and out of character with the scale and density of the surrounding area and which would have an adverse impact on the quality of the immediate neighbourhood environment. It signally fails to respect the pattern, character and form of the neighbouring area.
- In assessing this harm against the NPPF (paras. 17 & 56) policies, it is clear that the result would be to materially and detrimentally affect the amenity of the neighbourhood which, measured against the public benefit by way of a further addition to Elmswell's already burgeoning housing stock, renders the proposal unacceptable.
- Furthermore, having regard to Local Plan and core Strategy policies, the application is contrary to policies GP1 SB2 H3, H8, H13, H15 & CS5.
- 2 The increase in traffic movements resulting from 3 additional 4 bedroom dwellings and, in close proximity, a new entrance to serve the existing dwelling, pose additional hazard on to the busy Church Road as it approaches the significant junction with School Road and the difficult bend down Church Hill. This junction is at capacity when assessed in light of recent Planning permissions for large residential developments in the village and further stress is unsustainable. Local Plan policy T10 requires that the amount of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site. In this case the result would be unacceptable.
- 3 The overlooking of neighbouring properties from Plots 2 & 3 threatens a very specific loss of amenity to those neighbours. Fenestration and the provision of a balcony clearly threaten the privacy of Highbury and Kingswood to the west and the east respectively, contrary to Structure Plan Policy H13.

4 The Application takes no account of the contiguous boundary with Lukeswood, the village's much cherished nature reserve and community woodland. The proximity of plot 3 to this boundary poses problems of overlooking and of constraining the planting of specimens where root damage to the house might pose future problems. The intrusion of a developed site rather than the sympathetic open garden that currently presents can only be to the detriment of the habitats and of the enjoyment of the site by the public at large who make extensive use of the path network the facility has provided. The management group's recent objection to the previous removal of protected trees which heralded the current application was echoed by the Parish Council and further objection is here raised against further despoliation of the natural environment in favour of development despite the recent plethora of permissions offering a 50% uplift in housing stock in the village, well able to satisfy any reasonable level of anticipated demand.

18.02.12 **Resolved:**
That the Clerk makes known the Council's comments on the above Planning applications to the Professional Lead for Growth & Sustainable Planning at Mid Suffolk District Council.

18.02.13 **Noted:**
Other Planning business;
13.1 The Meeting noted ref. DC/17/03532 the Appeal notice ref APP/W3520/W/17/319007 against MSDC's Refusal for the erection of 1no. chalet bungalow at Crimond, Oak Lane which EPC had supported.
13.2 The Clerk confirmed that MSDC Planning Enforcement were aware of the large wooden structure being built in the back garden of 10 Wetherden Road and would advise as to whether or not a Planning Application would be required.

18.02.14 **Proposal: Cllr Pallett;**
That Council's Standing Orders be amended as follows:
SO 35.5 to replace the words, '£10,000', with the words, '£25,000'.
SO 35.6 to replace the words, '£10,000', with the words, '£25,000'.
SO 35.6 to add the words, '*and that the execution of such works be covered by the 2015 Public Contracts Regulations 2015 which include the use of the contracts Finder website*'.
SO 39.1 to replace the words, '56', with the words, 'LTN 9E'.
SO 39.1 to omit the words, '*except for those complaints which should be properly directed to the Standards Board for England for consideration.*'

Seconded Cllr Pratt

Under SO 40.2 this Proposal stood adjourned without discussion to the next Ordinary Meeting of Council

18.02.15 **Resolved:**
That the Elmswell Over 55's Club be thanked for their work in decorating the Chamberlayne Hall at Blackbourne for Christmas and that a donation of £50.00 be made to the Club's funds.

18.02.16 **Noted:**
The suggestion from Suffolk Highways that the Council might be enabled to carry out work the SCC does not have the budget to undertake and the Meeting's agreement that the Clerk should respond seeking further details on the equipment and insurance provision together with the offer of undertaking more works if underwritten in whole or part by SCC funding diverted from their main contractors.

- 18.02.17 **Resolved:**
That Council receives the report, as tabled, on the annual review of the Council's systems of internal control of stewardship of the Council's finances and resources carried out on 24.01.18 by the Council Chairman, Vice chairman and Cllr Barker and notes the observations and recommendations therein, together with the signed affirmation of probity.
- 18.02.18 **Resolved:**
That the Council purchases a set of wheeled access steps with handrail from Messrs A Baker Bowls Equipment for use on the Bowls Green at Blackbourne for a sum not to exceed £225.00 including delivery.
- Cllrs Burch and Edmonds both declared a local non-pecuniary Interest in this item.*
- 18.02.19 **Noted:**
To note authorised payments made and income received as per Appendices B and C, and indicative financial overview as at 31.01.18.
- 18.02.20 **Resolved;**
That proposed payments, scheduled as Appendix D, be authorised.
- 18.02.21 **Noted:**
The Balance as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figure.
- 18.02.22 **Noted:**
That when public comment or questions on matters relevant to Council business were invited none were forthcoming.
- 18.02.23 **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;
23.1 Cllr Schofield sought advice on whether or not disabled access is required by law on to the playing surface at the bowls green. It was confirmed that this is not the case, but the idea found general favour and the Clerk undertook to look into the availability of the necessary access equipment.
23.2 Cllr Schofield supported the Clerk in his efforts to avoid the considerable expense mooted from certain quarters towards satisfying the requirements of the GDPR legislation which takes effect from 25th May.
23.3 Cllr Wiley drew the Meeting's attention to the lack of progress on the part of SCC Highways in dealing with potholes at Church Road. The Clerk confirmed that Cllr Mrs Storey had made mention of the problem and that he would pursue action.
- 18.02.24 **Noted:**
That the next meeting of Council is scheduled for Monday 19th March beginning at 7.30 p.m. at the Blackbourne.
- 18.02.25 **Noted:**
That the meeting closed at 9.30pm.