

ELMSWELL PARISH COUNCIL

Minutes of an Ordinary Meeting of full Council held on Monday 15th September 2025 beginning 7.30pm at The Blackbourne, Elmswell IP30 9UH

Present: Cllr. Brown, Burch, Edmonds, Hancock, Mansel, Pallett (Chairman), Roots, Shaw

Attending: District Council Ward Member Jen Overett
Community Police Officer Colin Gedney
Parish Clerk Peter Dow

25.09.01 **Noted:**
1.1 An apology for absence was noted from Cllr Hawes who was on holiday
1.2 An apology for absence was noted from Cllr Barker who was on holiday
1.3 An apology for absence was accepted from Cllr Schofield who was unwell
1.4 An apology for absence was received from County Council Ward Member Andy Mellen who had a prior meeting

25.09.02 **Resolved:**
That the Minutes of the Parish Council Meeting held on the 21st July 2025, as tabled, be agreed as a true record.

25.09.03 **Noted:**
The following when 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 or any Dispensations noted;
3.1 Cllrs Pallett and Roots each declared a Local Non-Pecuniary Interest in Agenda item 9.2 as they were neighbours to the site.
3.2 Cllr Burch declared a Local Non-Pecuniary Interest in Agenda item 9.2 as he had been a long-term employee of the landowner.
3.3 Cllrs Edmonds and Mansel declared a Local Non-Pecuniary Interest in Agenda item 11.5 as they were neighbours to the site.
3.4 The Clerk confirmed that he was a neighbour to the Application site at Agenda item 9.2

25.09.04 **Noted:**
4.1 An oral report from Colin Gedney, Community Police Officer
4.2 A written report from BWTMA
4.3 A written report from District Council Ward Members Cllrs Jen Overett & Sarah Mansel
4.4 PC Gedney confirmed that local officers are aware of public concerns regarding the kebab van and obstruction posed by parked vehicles which are neither roadworthy nor legally certified in terms of MOT and tax and that all such offences are dealt with by appropriate agencies which are not necessarily the Police.
4.5 PC Gedney confirmed that officers had attended at MSDC housing in Thedwastre Close where antisocial behaviour frequently occurs and that appropriate action is always taken.
4.6 Cllrs Mansell & Overett confirmed that the temporary emergency housing as mentioned in their Report is not yet identified.

25.09.05 **Noted:**
The correspondence unrelated to an Agenda item or to an item in the Clerk's Report:
5.1 With Ward Members regarding the kebab van.
5.2 From MSDC / BDC re their stance on Local Government Reorganisation – forwarded to Councillors

25.09.06 **Noted:**
The Clerk's report as per Appendix A.

25.09.07 **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.

25.09.08

Noted:

Planning results as notified by Mid Suffolk District Council;

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|-----|--|--|----------------|
| 8.1 | <u>DC/25/02087</u> Full Application – removal of pergola... The Fox, Station Road | GRANTED | EPC supported |
| 8.2 | <u>DC/25/00972</u> Discharge of Conditions DC/20/01677 – 8 Land adjacent to Elm Tree Business Park | APPROVED | EPC no comment |
| 8.3 | <u>DC/25/03073</u> Application for works to trees... Bramleys, Church Road | GRANTED | EPC no comment |
| 8.4 | <u>DC/25/03350</u> Application to determine if prior approval... Crossways Farm, Kiln Lane | Prior Approval not required Under Clerk's DP no comment | |
| 8.5 | <u>DC/25/02534</u> Discharge of Conditions DC/24/02890 – Condition 6 & 16... Willow Farm, Ashfield Road | PART APPROVED | EPC no comment |
| 8.6 | <u>DC/25/02916</u> Discharge of Conditions DC/25/00232 – Condition 3... The Cow Shed, Ashfield Road | APPROVED | EPC no comment |
| 8.7 | <u>DC/25/02768</u> Discharge of Conditions DC/23/02238 – Condition 3.. Ten Ten, Kiln Lane | APPROVED | EPC no comment |
| 8.8 | <u>DC/25/02808</u> Remove or vary Conditions DC/23/02238 Condition 2... Ten Ten, Kiln Lane | APPROVED | EPC no comment |

25.09.09

Noted:

The following Planning applications as notified by Mid Suffolk District Council

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|-----|--|--|--|
| 9.1 | <u>DC/25/03097</u> Erection and conversion of existing garage to living space 64 Bennett Avenue Councillors objected to this Application for the following reasons: This application seeks to create a four bedroomed house with just two parking spaces. This runs counter to the Mid Suffolk Car Parking Standards policy requiring, for a four bedroomed house, three parking spaces per dwelling which may include garage provision. The garage provision in the original house is removed by virtue of the change of use which is part of the Application. The Application does not seek to create further parking space. Given the long-standing on-street parking problems in Bennett Avenue, this Application should be refused | | |
| 9.2 | <u>DC/25/01089</u> Erection of 27 no. dwellings (including 9 no. affordable) and public open space Land East of Warren Lane and west of Cresmedow Way Councillors objected to this Application for the following reasons: 1 The new housing requirements embedded in the December 2024 revisions to the NPPF indicate that Elmswell and neighbouring rural communities must expect to absorb a significant number of new dwellings and the subsequent mitigation measures that will be needed in order for core services to cope. 2 T&PC's are encouraged, therefore, to revisit their NDP's and to suggest the least-worst options in terms of site allocations. 3 This accords with the BMSDC stated intention to review the JLP following the same reasoning. 4 In this context, accepting that the pressures on such as health and education can be addressed, Elmswell Parish Council objects to this Application and urges rejection for the following reasons: 4.1 The site is served by Warren Lane which, at its northern end from Church Road, has a pavement which has to be regularly mounted by opposing vehicles as it has a maximum width of just 4.3m. All of the traffic from the proposal site must use Warren Lane. There would seem to be no | | |

possible mitigation of the increased safety hazard that must ensue from a 40% increase in households having no alternative route into the village and beyond, including to access A14 Westwards.

4.2 Warren Lane south of Warren Close and of the proposed new site access is a single-track country lane with ad hoc passing places created by necessity into the boundaries of adjacent fields. Unless this road were widened and / or properly signed metalled passing places created the road should not be expected to carry a heavier traffic load.

4.3 The Application implicitly leans upon previous attempts to develop the site when road traffic issues were to be mitigated. It takes no account of the considerable increase in the use of Warren Lane due to the number of large new commercial enterprises which have been developed in the interim, including 3 retail catering businesses which inevitably increase traffic flows by way of employee access, retail customer access and service vehicles. The 7.5t weight restriction is poorly policed and still permits bulky LGV traffic which must navigate the narrow carriageway. Unless the widening / passing place works were to be agreed and in place before any work on the proposal site began this development could not safely proceed.

4.4 Beyond the pavement from the junction with Church Road there is no pedestrian footway. The number of walkers is continually increasing as the commercial and retail enterprises on Bury Old Road grow in size and number. The Applicant suggests that such journeys should be by car. This runs counter to the widespread imperative to discourage car use for such journeys.

4.5 The absence of a pedestrian / cycle access route via Cresmedow Way further discourages non-car use and points-up the deficiencies in this proposal.

5 In summary, Elmswell Parish Council objects to this Proposal which is, clearly, in the wrong place. It offers an unbalanced housing mix in an unsustainable location. Such proposals should, given the current bulwark offered by the MSDC 5 year Housing Supply figure, be held in abeyance for the new strategic assessment which will inform the forthcoming revisions to Elmswell's Neighbourhood Development Plan.

9.3 **DC/25/03950**

Erection of a two storey side extension and alterations to existing rear conservatory

15 Pightle Close

Councillors agreed to support this application

25.09.10

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 as appropriate.

25.09.11

Noted:

The following other Planning business;

11.1 To note the Clerk's action under Delegated Powers in consultation with Councillors to make no comment re:

DC/25/03177 Discharge of Conditions at Lawn Farm Business Park

DC/25/03650 Application for Lawful Development...Willow Farm, Ashfield Road

DC/25/03532 Application for s106 Confirmation of Compliance, Red House Farm Bacton

DC/25/03350 Prior Approval query for agricultural building Application at Crossway's Farm

11.2 To note s.78 Planning Appeal ref APP/W3520/Z/25/3368359 by EG On the Move against refusal of Advertisement Consent at Kiln Lane

11.3 To note s.78 Planning Appeal ref APP/W3520/Z/25/3368357 by EG On the Move against refusal of Advertisement Consent at Kiln Lane (totem signs)

11.4 To note the proceedings held at Blackbourne over 6 days from 04.09.2025 to hear the s.78 Appeal Inquiry ref APP/W3520/W/25/ 336664061 against Refusal of Planning Permission for a Care Village at School Road

11.5 To note that a meeting was held under the Council's Pre-Application Protocol on

- 04.08.2025 with Applicant family members and their professional adviser to discuss the intended presentation of a Planning Application for 16 dwellings and access on land at the junction of Ashfield Road and Grove Lane. This land has been the subject of a s.78 Appeal ref. APP/W3520/W/22/3305372 against Refusal of an application ref DC/21/06379 for 19 dwellings and access. The Clerk, Chairman and Vice chairman attended and suggested that there would seem to be little substantive difference in the new Proposal from the original scheme to which EPC had strongly objected, which objections had found support from the Appeal Inspector.
- 11.6 To note a notification of Appeal against refusal for installation of air source heat pump at 21 Cooks Road – EPC objected
- 25.09.12 **Resolved:**
That the Council accepts the quotation from UK Power Networks ref 8500342433 / QID 3500219487 to enable the provision of an electricity import capacity of 175kVA at the Elmswell Tavern for the sum of £53,876,72 as confirmed in their letter dated 18.07.2025.
- 25.09.13 **Resolved:**
That Elmswell Gardening Club be thanked for their stewardship of the Station Road Recycling Centre for the 3 months to 22nd August and that a grant of £200.00 be made to the Club's funds.
- 25.09.14 **Resolved:**
That this Council formally approves and accepts the External Auditor's Certificate and Report for the year ended 31st March 2025, signed off by Messrs PKF Littlejohn LLP, as tabled, noting that the Annual Governance and Accountability Return is in accordance with proper practices, that relevant legislation and regulatory requirements have been met, and that the Auditors found no other matters affecting their opinion to be drawn to Council's attention.
- 14.1 The Meeting asked that the Clerk extend formal thanks to Ann Brett who, as Responsible Finance Officer had overseen, given the emerging Tavern project and other factors, a complex and difficult year of accounting to produce an exemplary audit result.
- 25.09.15 **Resolved:**
That CILrs Roots and Schofield be nominated to conduct the annual examination of the Council's Internal Control process on the basis of the Control Tests as previously approved and implemented for the 2024 examination.
- 25.09.16 **Resolved:**
That, on the understanding that CIL funding is forthcoming in the sum of £51,004.42, Proludic Ltd be contracted for the removal of the existing junior play area at Crown Mill and the installation of new equipment and surfacing to an extended area in line with the Recommendation of the Council's Task & Finish Working Party and as per the quotation ref. 2508.48956 dated 12.08.2025 in the total sum of £73,832.22 net.
- 25.09.17 **Noted:**
The authorised payments made and income received as per Appendices B and C.
- 25.09.18 **Resolved:**
That proposed payments, scheduled as Appendix D, be authorised.
- 25.09.19 **Noted:**
Balances as per Appendix E and the Chairman's confirmation that the relevant bank statements and computer report verify the published figures.
- 25.09.20 **Noted:**
That there was no public comment or questions on matters relevant to Council business.

- 25.09.21 **Noted:**
The following other Council business from Councillors or the Clerk for information, to be noted, or for inclusion on a future agenda;
21.1 The Clerk confirmed that the proposed 'Meet & Greet' session with Peter Prinsley MP was postponed until 9th October.
- 25.09.22 **Resolved:**
That, in view of the confidential nature of matters next to be discussed, Press and public should be excluded from the Meeting and are asked to leave.

The public left the Meeting
- 25.09.23 **Proposal: Cllr Brown**
That, on the basis of the outline terms and general conditions outlined in the letter dated 03.09.2025, the post of General Manager of the Elmswell Tavern and Wesley facilities be offered to Nadia Tunmore.

Seconded Cllr Edmonds

Proposal carried
- 25.09.24 **Resolved:**
That the Meeting be re-opened to Press and public.

The Meeting was re-opened to Press and public
- 25.09.25 **Noted:**
To note that the next Meeting of Council was scheduled for Monday 20th October 2025, beginning at 7.30 p.m. at Blackbourne.
- 25.09.26 **Noted:**
That the meeting closed at 9.10pm