

Minutes of Elmsett Parish Council meeting held on 11 April, 2023 at the Elmsett and Aldham Village Hall.

- 04.23.00 **PRESENT:** Alan Newman in the chair, Andrew Morton, Nick Bird, Andrew Woodgate, John Sones, Paul Firman, District Councillor Leigh Jamieson, the clerk was present and a member of the public.
- 04.23.01 **APOLOGIES:** Fiona Watt, unwell
- 04.23.02 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** Nick Bird declared an interest under planning – Elmsett Hall and signed the interest book. Alan Newman declared an interest under planning – Mill Farm and signed the interest book accordingly.
- 04.23.03 **MINUTES OF PREVIOUS MEETING:** The minutes of the meeting held on 28 February, 2023 were signed as an accurate record.
- 04.23.04 **4.1 DISTRICT COUNCILLOR’S REPORT:** Leigh presented his report at the Annual Parish Meeting.
- 04.23.05 **CHAIRMAN’S REPORT:** Whatfield Road footpath - consultation process has begun with details printed in the newsletter with a plan seeking views of residents. The end date is 30 April.
44 Dwellings Hadleigh Road – Parish council remains concerned about the disruption being caused by construction traffic to the new development on Hadleigh Road and the chairman meets with the site engineer for updates.
King’s Coronation The magic show is booked. It is anticipated having a street party for people to bring their own food, but with the pub and the shop also providing food to purchase. The street closure has been requested and volunteers have been approached to help on the day. Bench around tree on Village Green – clerk to send official order. Nick Bird agreed to take delivery and store until erection can be arranged.
- 04.23.06 **RECESS FOR PUBLIC COMMENTS:** A member of the public complained about the acoustics in the hall and that it was difficult to follow the debates, especially with hearing aids..
- 04.23.07 **CORRESPONDENCE:** Marc Kerridge’s request to have a bench or similar in Buckles Wood in memory of his mother is being dealt with by the Buckles Wood Group.
- 04.23.08 **FINANCE:** The clerk presented the Certificate of Exemption AGAR 2022/23 Form 2 at the meeting which was signed as neither the gross expenditure nor income exceeded £25,000. This will then be forwarded to the External Auditor. A bank reconciliation was also submitted and verified.
A request from the school had been received seeking financial assistance in obtaining security cameras as the school had been the victim of vandalism. Whilst sympathetic to the problem, the council felt that the system they were proposing would not be appropriate. The chairman and the Neighbourhood Watch co-ordinator had met with the headteacher suggesting some security measures. Chairman to report back to the headteacher.
A request for assistance in the purchase of new chairs for the village hall was received. As grants from both the District and County Councillor had already

been given for this purpose, the council felt that a contribution towards a larger project would be more useful. As the council's representative on the village hall committee was not present, the matter would be deferred to the next meeting.

Temporary holding of funds for the ECO group. As this newly formed group had received a locality funded grant from the District Councillor and as yet had not opened a bank account, the parish council agreed to hold the funds in its account until they had set up their own. As it is the end of the financial year the District Councillor had to pay the grant money immediately. The Clerk had sought advice from SALC who had agreed that this local arrangement, although unusual would be acceptable.

Transfer of funds. The clerk advised that the council would be receiving a significant sum of CIL money. Clerk to seek advice of SALC as it was felt the money should be invested rather than sitting in a current account.

04.23.09

PLANNING:- DC/23/01271 - Erection of 4No. bungalows, three with integral garaging and cart lodge to Plot 4, and new vehicular access (re-submission of withdrawn application DC/22/01564) Mill Farm, Hadleigh Road, Elmsett Alan Newman signed the declaration of interest book and left the room and took no part in the discussion. Andrew Morton took the chair. Members of the council felt that the comments made previously were still relevant and after discussion the following response was sent to Babergh District Council – **History** This site forms part of the Mill Farm development. Three dwellings have already received planning permission and have been built. These buildings were considered to be on a 'brown field' site and were built over the 'footprints' of former agricultural buildings.

Current Application The new application is on a 'green field' site falling outside the village Built Up Area Boundary (BUAB) and therefore should be evaluated independently of the previous applications.

Previous approaches by the applicant's agent(s) have made it clear that as part of the preparation of the Neighbourhood Plan an independent assessment was undertaken to look at all the sites put forward earlier by landowners that might be suitable for residential development. The agent was informed that his client's site was included in that assessment but was deemed to be unsuitable and was therefore rejected.

The current application talks about the 'very positive' response to the design proposal that was received from the Planning Officer at Babergh District Council but have failed to mention that this advice was only for the development in principle and was entirely contingent upon them demonstrating a local housing need for any dwellings. The Planning Officer also encouraged the applicant to discuss their proposals with the Parish Council before making a submission. This was not done.

During the formulation of the Neighbourhood Plan it was clear from the household survey that the village residents did not want unbridled growth and that numbers and locations of development should be controlled.

For any new development proposal, it is important to establish whether or not that proposal complies with the Neighbourhood Plan Policies and the primary considerations that need to be examined when dealing with this application are Policies EMST1 and EMST2.

Policy EMST1 - Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Elmsett's designation as a Hinterland Village in line with Core Strategy Policy CS11. The focus for new development will be within the defined Built Up Area Boundary (BUAB) as defined on the Proposals Map. Proposals for development located outside the BUAB will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB/Settlement Boundary.

Policy EMST2 - Housing Development

This Plan provides for around 60 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036. This growth will be met through:

- 1) The allocation of sites as identified in separate policies in the Plan and on the Proposals Map.
- 2) Small brownfield "windfall" sites and infill plots of one or two dwellings within the BUAB that come forward in the plan period and are not identified on the plan.

As of this date a full allocation of housing has already been met through permissions granted by Babergh District Council. This includes the proposed developments east of Hadleigh Road (44 dwellings) and that at Shrublands Nurseries (18 dwellings).

Therefore, no further sites are currently required.

Conclusions The site falls outside the village BUAB so would need to satisfactorily demonstrate that there is an identified local housing need for the proposal and that it cannot be satisfactorily located within the BUAB/Settlement Boundary. No local need for this type of housing has been formerly identified through the Neighbourhood Plan or a formal 'Housing Needs' survey.

Recommendation In consideration of the above comments the Parish Council recommends refusal of planning permission for the application.

DC/23/01285 - Erection of a crop store with fan-house to accommodate drying fan, and construction of concrete pad, together with installation of rainwater harvesting tank - Elmsett Hall, Offton Road. Nick Bird signed the declaration of interest book and took no part in the discussion. The Chairman Alan Newman took back the chair and the council's response to Babergh District Council was that they did not wish to restrict the grant of permission.

DC/23/01128 - Erection of a side porch extension (retention of) 4 Chequers Park, Whatfield Road, Elmsett. The parish council did not wish to restrict the grant of permission.

DC/23/01458 - Erection of wind turbine (re-submission of withdrawn application DC/22/04279) Paigle Farm, Ipswich Road. The parish council did not wish to restrict the grant of permission.

NSIPs updates – the council was made aware of the updates.

04.23.10 **DATES FOR NEXT MEETINGS:** 23 May, 18 July, 12 September, 31 October and 12 December..

The meeting closed.

Signed:-..... Dated:-.....
Chairman