

Minutes of a Planning meeting of Elmsett Parish Council held on 28 November at the Village Hall.

- 11.23.00 **PRESENT:** Alan Newman in the chair, Andrew Morton, Nick Bird, Andrew Woodgate, Paul Firman, Fiona Watt, Leigh Jamieson, four members of the public, and the clerk was present.

- 11.23.01 **APOLOGIES:** John Sones

- 11.23.02 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** Nick Bird declared an interest and signed the book accordingly.

- 11.23.03 **RECESS FOR PUBLIC COMMENTS:**

- 11.23.04 **PLANNING:** DC/23/05014 Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 (as amended) - Erection of up to 9No dwellings (resubmission of DC/22/05422). Land On The North Side of The Street, Elmsett. The parish council resolved to send the following response to Babergh District Council

Elmsett Parish Council discussed the revised planning application DC/23/05014, Land on The North Side Of The Street Elmsett Suffolk at its meeting on Tuesday 28th November 2023. The parish council recommends refusal of the application for the reasons below. The application is similar to the previous application DC/22/05422 that you refused and our comments at that time were submitted on our behalf by Planning4People by letter dated 5th December 2022. Many of the comments made at that time are still relevant and should be considered as part of our response to this application with the additional comments below that now address the latest conclusions of the Acorus Planning Report submitted at part of the application.

| Applicant Comment | Parish Council Response |
|--|--|
| Elmsett is identified as a Hinterland Village within the Local Plan, which means it is suitable for small scale development, which the proposal falls under. | Elmsett already has small scale development proposals approved that meet the needs of the village until 2035 as demonstrated in the Neighbourhood Plan. In addition, there is no settlement area hierarchy meaning that the applicant's statement that Elmsett is a hinterland village is out of date. |
| The indicative plan showing housing layout etc has also taken account of the Suffolk Design Guide in terms of layout and parking provision. | The indicative plan means nothing as all details of the application have been reserved. |

| | |
|---|---|
| <p>The Elmsett Neighbourhood Plan recognises the site as suitable for small-scale development with a need for retirement bungalows and smaller dwellings. The proposed 9 dwellings will be a mix of smaller and larger family dwellings to be inclusive for the whole community.</p> | <p>Suitability does not represent the need to allocate the site for development. The site is outside the BUAB and Policy EMST1 states that proposals for development outside the Built-Up Area Boundary (BUAB) will only be permitted where it can be satisfactorily demonstrated that there is an identified local need. No such demonstration has been made. The application is in outline form and although an indicative mix is included in the report, this has no status whatsoever in determining the application. The Neighbourhood Plan does not identify a need for bungalows. The parish already has a high level of bungalows, and the preparation of the Neighbourhood Plan did not identify a need.</p> |
| <p>The site is sustainable being easily acceptable and within walking distance of village facilities and a nearby bus stop with services to Hadleigh, Colchester and Ipswich, all of which offer a wide range of employment and social opportunities.</p> | <p>The bus services to and from Elmsett are at best very infrequent and because of their timing do not support journeys to work</p> |
| <p>The Parish Council and Primary School have been consulted and should the development be permitted land will be made available to the primary school which could also be used for wider community benefit.</p> | <p>The parish council has not been consulted by the applicant on this application. In addition this area of land is outside the application site and carries no weight in the consideration of the application as there is no guarantee that it can be delivered.</p> |
| <p>Also both Babergh Mid Suffolk and Suffolk County Public Rights of Way departments were contacted regarding the potential diversion of the public footpath from its existing position to the rear of the school to that indicated on the site plan. Neither department were able to offer any assistance until at least a planning permission was in place.</p> | <p>The land for footpath between the site and the (community) woodland behind the playing field, the public open space and possible attenuation pond, and the land to be gifted are all outside the application site therefore carries no weight in the consideration of the application as there is no guarantee that it can be delivered.</p> |

| | |
|--|--|
| <p>A housing needs survey was prepared to be distributed to parents of the primary school to ascertain their thoughts on the proposed modest housing development which would bring benefits to the school, however this was not allowed to be distributed.</p> | <p>A housing needs survey has not been prepared, only a blank form. Please note that Policy EMST1 of the Elmsett Neighbourhood Plan states: "Proposals for development located outside the Built-Up Area Boundary (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 accommodated for within the BUAB/ Settlement Boundary." In this instance, no such information has been provided." Nothing has changed here as there is nothing accompanying the application that identifies, thorough robust research, a local need for any additional housing</p> |
| <p>It is considered that the reasons for refusal of applications DC/19/01633 and DC/22/05422 have been fully addressed and the planning balance is tilted towards sustainable development.</p> | <p>It is clearly demonstrated above that the previous reasons for refusal have not been overcome and we strongly recommend that this application be refused</p> |

The Elmsett Neighbourhood Plan Policy EMST2 provided for around 60 dwellings to be developed between 2017 and 2036. In excess of 70 dwellings have been approved and planning approvals are being built out. The parish does not need any more dwellings.

Recommendation: The Parish Council considers this application is contrary to policy EMST1 of the made Neighbourhood Plan and Policy SP03 of the Joint Local Plan Part 1 adopted on 20 November and in consideration of the above comments urge you to refuse planning permission.

DC/23/04731- Outline Planning Permission (access points to be considered, Appearance, Landscaping, Layout and Scale reserved) Town and Country Planning Act 1990 (as amended) - Erection of up to 2No. single storey dwellings (following demolition of storage shed) - Rose And Crown, The Street, Elmsett.

The parish council resolved not to restrict the grant of permission for this application.

11.23.05

FINANCE: – Replacement finger post – Aldham Road junction - Members of the parish council agreed that they should fund the replacement fingerpost as it seems that SCC are not likely to be in a position to fund the replacement. It was agreed that Aldham PC should be contacted to see whether they are prepared to contribute. Robert Lindsay has also said that he would be prepared to contribute from his Locality Budget. Agreed to wait to see what other contributions will be available before agreeing a final sum.

11.23.06 **Aldham Road closure:** Potential commercial compensation – Andrew Woodgate. The parish council understood that the shop owner would be writing to the County Council seeking compensation for loss of trade. The parish council felt that whilst they would support her, they should also be mindful that other local businesses would be affected as well.

11.23.07 **DATES FOR NEXT MEETINGS:** 12 December at the village hall.

The meeting closed

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

Chairman