

**MINUTES OF THE MEETING OF THE *PLANNING COMMITTEE* of CHELMONDISTON PARISH COUNCIL held in the PAVILION on Tuesday 14<sup>th</sup> MAY 2013 at 7.30pm**

**Present:** Cllr R Kirkup, Cllr Keeble, Cllr A Fox, Cllr J Hawkins and Cllr M Stevens

**In attendance:** the Clerk, Fran Sewell

- 1. Welcome and Election of Chairman for 2013-14:** Cllr R Kirkup welcomed everyone. As this was the first meeting of the Committee following the Annual Meeting of the Parish Council, she asked for nominations for Chairman.

**Proposal:** to elect Cllr R Kirkup as Chairman for 2013-14.

**Proposed:** Cllr M Stevens **Seconded:** Cllr J Hawkins **Vote:** 4 in favour

There were no further nominations.

- 2. Election of Vice Chairman for 2013-14:**

**Proposal:** to elect Cllr C Keeble as Vice-Chairman for 2013-14

**Proposed:** Cllr R Kirkup **Seconded:** Cllr A Fox **Vote:** 4 in favour

- 3. Apologies for Absence:** *to receive apologies*

None.

- 4. Dispensations:** *to consider any requests.*

None.

- 5. Declaration of Interests:** *to receive personal & pecuniary interests from Cllrs on items to be considered at this meeting.*

Cllr A Fox declared a pecuniary interest in application **B/13/00106/FUL - Waldamar**, as he was the owner of the houseboat but was not the applicant.

*The Chair decided to bring forward the Waldamar application and Cllr Fox left the room.*

**B/13/00106/FUL - Waldamar, The Barges, Pin Mill, Chelmondiston IP9 1JW**

*Installation of a jetty. [Statutory consultation from 17/04/13 to 20/05/13]*

- Applicant had taken the environmental issues into account: specifying reclaimed materials to minimise impact and by removing debris from the river and the land.
- The scale of the proposed replacement jetty is compatible with the surroundings and the two sheds, as permitted within Babergh's Local Plan, will provide storage facilities for two, possible new houseboats.
- The proposed replacement jetty would certainly intrude less into the countryside. It would be far less detrimental of the character and appearance of the AONB and the National Trust woods than what is there at present.
- It was considered that the application was in line with Babergh's Local Plan (2006) *Countryside and the Rural Economy*: 1. To protect and, where possible, enhance the countryside, taking account of its natural beauty and features of archaeological or historic interest.

Although it is appreciated that planning permission is not required for the removal of the wrecks and associated debris on this site, the Committee felt with the approval of planning permission there would be a positive potential for clearing up the whole area.

**Proposal:** to recommend SUPPORTING the applications for the reasons mentioned above.

**Proposed:** Cllr J Hawkins **Seconded:** Cllr Stevens **Vote:** all in favour

The Clerk to ask for clarification of the following sentence, which has been included in the Public Notice: *This application proposed development which may affect a Public Right of Way.*

It was felt that the proposed replacement jetty would have no affect on the Public Right of Way.

*Cllr Fox was asked to return to the room and he took his place at the table.*

- 6. Minutes of the Meeting:** *to agree minutes of the meeting held on 2<sup>nd</sup> April 2013*

The minutes were agreed to be a true record by those who had been present and were signed by the Chairman Cllr Kirkup.

- 7. Matters Arising:** *to report on matters arising from meeting on 2<sup>nd</sup> April 2013*

None.

- 8. Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*  
No public present.
- 9. Correspondence:** *To respond to general correspondence received before the meeting on 14<sup>th</sup> May 2013 and to take any action deemed necessary.*
- 9.1 Resident's letter 10/05/13:** regarding the site in front of Pin Mill Common where barges are moored and the associated jetty. With regard to the CLEUD issued by Babergh DC on 22<sup>nd</sup> May 1995, it makes clear that the then use of this area was unlawful. It seems that the Enforcement Order and the CLEUD were never complied with and the long term mooring of craft has continued. The Resident questions whether there was a planning application for the present walkway or for its recent extension . The Resident queried the installation of this jetty with the Pin Mill Bay Management Company who informed him that the agreements they had for the craft explicitly excluded *permanent residential occupation*. This was not further defined and he has concerns that with the latest craft arriving for holiday lets it could be a prelude to permanent residence becoming established by default. Other members of the community have raised similar issues and have been encouraged to put their concerns in writing either to the PC or Babergh. The Committee questioned whether rubbish disposal for these barges and parking facilities had been arranged.
- Proposal:** to forward copies of the letter and associated documents to Babergh and the PMB Management Company, with the Resident's permission, along with the Committee's concerns.  
**Proposed:** Cllr R Kirkup **Seconded:** Cllr C Keeble **Vote:** all in favour
- 10. PLANNING APPLICATIONS:** *to consider a response to Applications received..*
- B/12/01123/FUL - The Butt & Oyster, Pin Mill, Chelmondiston IP9 1JW**  
*Construction of tiered terraces enclosed by railed walls to front of Public house, as amended by Dwrgs Nos:4191/2D and 3C, received on 8th April 2013 to show revised surface treatment and railing wall details.*
- The Committee discussed the new amendments with reference to their previous submissions, dated 15/10/2012 and 29/01/2013 where they strongly recommended REFUSING the application. It was considered that the points made in those submissions still stand. With regard to these new amendments:
- Wall/Railings.....** the wall height close to the kitchen area has been lowered and a rail has been added to the railings, which now matches the style of the rest of the railings surrounding the property. The wall/railings down from the entrance ramp has been 'stepped' in a different place. A rail has been added to the steps leading from the kitchen. The Committee could not find any note regarding the change in surface treatment, as suggested. These modifications have made no difference to the overall plan
- Proposal:** to strongly recommend REFUSING the application, taking into account the previous submissions.  
**Proposed:** Cllr R Kirkup **Seconded:** Cllr M Stevens **Vote:** all in favour
- B/13/00431/FUL - 3, Rectory Fields, Chelmondiston IP9 1HY**  
*Erection of single-storey rear extension and front porch (following demolition of existing single-storey rear element and front porch.) [Statutory consultation from 07/05/13 to 04/06/13]*
- The Committee discussed the plans and considered that the proposed extensions would not interfere with neighbouring properties.
- Proposed:** to recommend SUPPORTING the application.  
**Proposed:** Cllr M Stevens **Seconded:** Cllr J Hawkins **Vote:** all in favour
- 11. PLANNING DECISIONS:** *to consider a response to Decisions received..*
- B/13/00162/FHA/JP - Pilgrims House, Lings Lane, Chelmondiston IP9 1HJ**  
*Erection of single-storey and first floor extension. Conversion of garage to utility and store room.*  
**Babergh DC gives notice that permission has been GRANTED**

**B/13/00334/FHA/CLD - 8 Woodlands, Chelmondiston IP9 1DT**

*Erection of side extension forming a carport as amended by drwgs received 19<sup>th</sup> April 2013.*

**Babergh DC gives notice that permission has been REFUSED**

**12. TERMS OF REFERENCE: to review**

*Changes made:*

1.2: minimum number of members changed to 5

4.11: ..elect a Vice-Chairman.

**Proposed:** to amend the Terms of Reference as discussed and to take it to the next Parish Council meeting for ratification.

**Proposed:** Cllr A Fox **Seconded:** Cllr M Stevens **Vote:** all in favour

**13. HMS Ganges: update if received.(Condition of Mast)**

Clerk had written and sent photos to Babergh DC (Gareth Durant) and had been informed by the Planning Enforcement Officer (Ben Elvin) that the Mast had been inspected by the Conservation Officer on 18<sup>th</sup> March 2013. The officer assessed this against photos taken (by the officer) in 2011 and 2012 but could find no change in its condition over that period.

Babergh DC has, apparently, consistently and repeatedly raised the issue of renovation with the developers. Babergh states that securing the renovation work will form an important part of the considerations of Babergh in determining the application. Babergh, therefore do not believe that the exercise of formal powers to require its repair are yet at a stage where they are immediately necessary.

The Committee considered that the application and the condition of the mast should be completely separate. As the developers own a listed monument they should be made to keep it in good condition.

**Proposal:** to write again to Babergh and the Conservation Officer to request a specialist assessment of the mast's condition.

**Proposed:** Cllr R Kirkup **Seconded:** Cllr J Hawkins **Vote:** all in favour

**14. RENEWABLE ENERGY SOURCES: to discuss and consider responses**

**14.1 Solar Parks** in general and (B/12/01279)

**14.2 Wind Turbines** in general and in **Belstead & Pinewood**

The Committee discussed both issues but considered that it was not appropriate to comment at present.

**15. Report from Cllrs and Clerk: on items to be considered for next agenda(if necessary.)**

*Clerk:* DCllr J Deacon had received a response from Babergh DC re questions asked of him by some members of the community regarding building works at Suffolk House. Building Control would be conducting their own inspection. A planning application may be required.

It was not considered necessary to put on the next agenda.

**16. DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 4<sup>th</sup> JUNE 2013 in the VILLAGE HALL at 7.00pm..... if applications are received.**

There being no further business the Chairman thanked everyone and closed the meeting at 8.37pm.

Signed ....*Rosie Kirkup*..... Date .....04/06/2013.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr R Kirkup, at the meeting of 4<sup>th</sup> June 2013.