

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the VILLAGE HALL on Tuesday 1st APRIL 2014 at 6.45pm

Present: Cllr Kirkup, Cllr Keeble, Cllr A Fox, Cllr M Stevens, Cllr J Hawkins and Cllr Dot Cordle

In attendance: the Clerk, Fran Sewell

Public: Cllr S Chicken and 1 parishioner

1. **Welcome by Chairman:** *Cllr R Kirkup* opened the meeting at 6.45pm and welcomed everyone.
2. **Apologies for Absence:** None
3. **Dispensations:** *to consider any requests.*
None.
4. **Declaration of Interests:** *to receive personal & pecuniary interests from Cllrs on items to be considered at this meeting.*
None.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 18th February 2014*
The minutes were taken as read and were agreed to be a true record by those who had been present. They were signed by the Chairman.
[The meeting scheduled for 22nd March 2014 had been cancelled.]
6. **Matters Arising:** *to report on matters arising from meeting on 18th February 2014*
 - 6.1 **B/14/00062/FHA - Lark Cottage, Pin Mill, Chelmondiston, IP9 1JS.**
The Chairman had been asked by DCllr Deacon whether this Planning Cttee wanted him to propose to Babergh that the application be 'called' in to their Planning Committee.
This was agreed because, although the weatherboarding was now to be painted white or cream, there was still concern about the size and design of the proposed garden structure.
7. **Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*
Cllr Chicken was present to observe only.
The parishioner present wished to bring to the attention of the Parish Council reports that 22/24 houses were being considered for the site between Millfield affordable housing and Richardson's Lane. The parishioner had spoken with the Affordable Housing Department at Babergh DC who confirmed that they were in talks with a landowner. The proposed site is outside of the village envelope. It was suggested that the Parish Council had been written to in early March, as to whether they wished to conduct a Housing Needs Survey. The Clerk confirmed that no correspondence had been received.
The parishioner felt that the peninsula was already being developed beyond a sustainable level. The Chairman advised that the Council was waiting to be informed of a proposed site visit. Neither the Parish Council or this Committee had been advised officially of any developments.
The Clerk would contact the Affordable Housing Team.
8. **Correspondence:** *To respond to general correspondence received before the meeting on 1st April 2014 and to take any action considered necessary.*
 - 8.1 **Babergh DC:** *Affordable Housing Supplementary Planning Document (2014)* (Babergh Local Plan 2011-2031, Core Strategy & Policies). Adopted on 14th February 2014. Its purpose is to help facilitate the delivery of affordable housing to meet housing needs.
 - 8.2 **Suffolk CC:** *A Housing Survey questionnaire* inviting residents to have their say on where they live and what housing choices they are likely to face. Sent randomly to 80,000 households.
 - 8.3 **Babergh DC:** *HMS Ganges* - Details of the draft s106 agreement. It confirms that Suffolk CC will consult with Parish Councils on the best way to reduce traffic speed through the villages.
 - 8.4 **Parishioner:** *Foreshore developments at Pin Mill* - Concerns raised about possible development of houseboats and fly tipping on the foreshore.
It was agreed that a draft letter in response will be circulated to Cllrs prior to posting.

9. PLANNING APPLICATIONS: to consider a response to Applications received..

B/14/00176/FHA - Pretty Well Cottage, Pin Mill Road, Chelmondiston IP9 1JN

Installation of stand-alone air source pump to south east of dwelling [RETENTION OF]

Erection of retaining wall & picket fence to front of property [RETENTION OF]

The Chair showed photos of the property past and present.

The original front garden wall had been demolished and rebuilt but had now been extended right along the front of the property and up towards the garage.

There was no suggestion of any additional fencing in the 2012 application or in the previous applications. All of the hedging and plant growth had been removed along the front of the property contrary to CN08 recommendation. It was suggested that the fence could be moved further towards the property to allow planting that would screen the fence from the road.

The Air Source Heat Pump, within the patio area, is now screened by the fencing. Concerns were raised by this Committee and other residents regarding the noise that it makes. It was considered that more consideration should have been given to this prior to its installation. The Committee were unable to recall this being mentioned in the 2012 or the previous applications.

Proposal: to forward the Committee's observations, recommending that hedging/greenery should be reinstated, as was proposed in the previous applications and consideration given to reducing the noise from the pump.

Proposed: Cllr Dot Cordle **Seconded:** Cllr J Hawkins **Vote:** all in favour

B/14/00257/FHA - 2 Rectory Field, Chelmondiston IP9 1HY

Erection of 2-storey rear extension, front porch & single-storey side garage (following demolition of rear extension & single-storey garage)

The Chairman had spoken with neighbouring residents.

Proposal: to recommend REFUSAL of the application on the following grounds:

- * Intrusion to the neighbouring property from windows on the southern elevation.
- * The proposed garage is now very close to the boundary of the neighbouring property.
- * Overdevelopment.

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

B/14/00262/FHA - 8 Rectory Field, Chelmondiston IP9 1HY

Erection of single-storey extension; raised decking adjacent to north side elevation; erection of pergola to front elevation; alterations and garden shed.

The previous application had been granted by Babergh DC.

Proposal: to recommend SUPPORTING the application

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

10. PLANNING DECISIONS: to consider a response if required..

None.

APPEAL DECISIONS

B/13/01154 - 8 Woodlands erection of fence

The Appeal is allowed and **Planning Permission has been GRANTED**

B/13/01161 -7 Woodlands repositioning of fence

The Appeal is allowed and **Planning Permission has been GRANTED**

11. Development on Foreshore - Update and to take any action considered necessary

The Chairman proposed that this item be deferred to the next agenda due to the lack of time in this meeting. This was agreed.

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

None.

13. DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 22nd April 2014 in the PAVILION at 7.30pm..... if applications are received.

There being no further business the Chairman thanked everyone and closed the meeting at 7.30pm.

Signed *Rosie Kirkup*

Date22/04/2014.....

These minutes were agreed to be a true record of this meeting and were signed by the Chairman at the meeting held on 22/04/2014.