

**Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH  
COUNCIL held in the PAVILION on Tuesday 22<sup>nd</sup> APRIL 2014 at 7.30pm**

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

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

1. **Welcome by Chairman:** *Cllr R Kirkup*
2. **Apologies for Absence:** received from Cllr J Hawkins - away. Apology accepted
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 1<sup>st</sup> April 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.
6. **Matters Arising:** *to report on matters arising from meeting on 1<sup>st</sup> April 2014*  
None.
7. **Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*  
No public present.
8. **Correspondence:** *To respond to general correspondence received before the meeting on 22<sup>nd</sup> April 2014 and to take any action considered necessary.*
  - 8.1 - **B/14/00062/FHA** Lark Cottage, Pin Mill.  
The Chairman after corresponding with Cllrs, confirmed with the District Cllr J Deacon that the application should not be 'called-in' to Babergh DC's Planning Committee, as had been suggested at the meeting of 1<sup>st</sup> April 2014.
  - 8.2 - **7 & 8 Woodlands** (Appeal Decisions) - Babergh DC considers that breaches of a covenant over land are a civil/legal issue that would not involve the Council (unless land owned by Council).  
It is not considered to form a material planning consideration (independent advice could be sought).  
As pointed out by the Inspector, future applications for a similar proposal will be judged on their own individual merits. This does not mean that a precedent has been set.
  - 8.3 - **Affordable Housing** - mail from resident requesting an update on possible affordable housing site. Clerk has answered. Clerk has contacted Babergh DC and CAS to discuss a Housing Needs Survey, which will cost around £500. Take to 6<sup>th</sup> May PC meeting.  
It has been suggested that the Council look at all possible sites within the parish for a future discussion.
  - 8.4 - **Pin Mill resident** - Letter thanking the council for their correspondence.
9. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*
  - B/14/00372/ - Pandora, The Barges, Pin Mill, Chelmondiston IP9 1JW**  
*Application for Certificate of Lawfulness of an Existing Use, continuous use of barge as a dwelling for the past 10 years.*  
  
*The Parish Clerk left the meeting as she lived on Pandora. It was agreed for the Chairman to take the minutes for this item.*  
  
Cllr A Fox declared a non prejudicial interest in **B/14/00372/** as he was a neighbour.  
The Cttee confirmed that Pandora has been in that position and in continuous use as a residence for over 10 years.  
**Proposal:** to support the application for a CLEUD for the use of the site as depicted.  
**Proposed:** Cllr C Keeble **Seconded:** Cllr M Stevens **Vote:** all in favour

*The Parish Clerk returned to the meeting to take the remaining minutes.*

The following decisions had not been placed on the agenda.

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

**B/14/00063/FHA/JP - 83 Woodlands, Chelmondiston IP9 1DU**

*Erection of a single-storey rear extension*

**Babergh DC have notified that permission has been GRANTED**

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

*Erection of 2-storey rear extension, front porch and single-storey side garage (following demolition of rear extension and single-storey garage), as amended by PW612\_02'B'*

**Babergh DC have notified that permission has been GRANTED**

**11. Rural Services:** *to consider the impact on possible exemption of small housing schemes from s106 affordable housing requirements - (A Government Public Consultation)*

A Government proposal to introduce a 10-unit and 1,000sq metres gross floor space threshold along with the exclusion of domestic extensions and annexes from s106 affordable housing contributions.

They consider this will help make a scheme, for small scale sites and those wishing to build their own homes, more deliverable.

\* This Cttee considered that the threshold should be lowered to 5 units. Members appreciated the burden that s106 contributions placed on developers. However, they were mindful that these contributions were helpful to local authorities and parish councils, who benefit from the provision of recreational and other facilities that the contributions help to provide.

\* This Cttee considered that affordable housing contributions should not be sought where buildings are brought back into any use - other than proportionately for any increase in floor space.

The Government also proposes changes to ensure further progress in the speed of decisions on planning applications for major developments. They propose that the threshold for designating authorities as underperforming be increased to 40% with a possible further increase at a later stage.

\* This Cttee was concerned that although the increase would be attainable by some local authorities it could be detrimental to providing a quality service to the applicants and to the public. Due to heavy financial cutbacks, planning departments of local authorities were fully stretched and often lacked the expertise required for difficult or major developments.

\* This Cttee felt that consideration should be given to getting the basic performance levels correct before raising thresholds further.

**12. Consultation on the Operation of the National Planning Policy Framework:** *to consider a response.* A consultation on how the NPPF had worked in practice since it came into operation in April 2012.

The Cttee did not feel that it was in a position to give an overall qualified opinion of the NPPF. With regard to 'planning for housing', after having conferred with others, it was considered that the District Council finds the New Homes Bonus virtually irresistible. This, coupled with the *presumption in favour of development*, imbedded in the framework, and the threshold for designating authorities as underperforming, makes opposing any development very difficult. The onus is on the planning authorities to find a good defensible reason, as to why a development cannot take place. Otherwise any appeal will be lost, resulting in the authority losing money by having costs awarded against it.

The implication for local authorities, who should be working alongside local communities, is that they need to be more proactive in specifying in sufficient detail their development requirements, rather than waiting for developers to present a plan, which the community may not want but are effectively powerless to prevent being approved.

**Proposal:** for the Chairman and the Clerk to draw up a response to consultations based on the points raised in **Items 11 and 12.**

**Proposed:** Cllr A Fox **Seconded:** Cllr Dot Cordle **Vote:** all in favour

- 13. Development on Foreshore - Update and to take any action considered necessary**  
Correspondence from the Planning Enforcement Officer responding to concerns and queries made had been passed to Cllrs prior to the meeting. A copy of a response to the officer's findings from a local resident, was read out.  
**Proposal:** to write to the officer endorsing the letter sent from the resident.  
**Proposed:** Cllr C Keeble **Seconded:** Cllr A Fox **Vote:** all in favour
- 14. Report from Cllrs and Clerk: on items to be considered for next agenda (if necessary.)**  
*Cllr Stevens reported* - The Foresters Arms was going to auction in May 2014.  
*Clerk reported* - she was in the process of gathering together the planning policies, with assistance from Cllr Deacon, as it was becoming more obvious that policies must be quoted when sending recommendations to the planning authority, if they were to be taken seriously.
- 15. DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 13<sup>th</sup> May 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 8.35pm.

Signed .....R Kirkup.....

Date .....13/05/2014.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup at the meeting on 13<sup>th</sup> May 2014.