

Chelmondiston Parish Council

Chairman: Cllr. David Cordle

Parish Clerk: Mrs Jill Davis e-mail: clerk@chelmondistonpc.info or Tel: 01473 780159

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the METHODIST HALL MEETING ROOM on TUESDAY 28TH OF MAY 2019 at 7.00pm

Present: Cllr R Bareham, Cllr C Keeble, Cllr D Cordle, Cllr P Ward and Cllr R Stanley,

In attendance: Parish Clerk

Landowners 'Woodlands': 2 members

Developers: 2 members

Public: 10 Members

Abbreviations: **Cllr:** Councillor. **PC:** Parish Council. **BDC:** Babergh District Council. **SCC:** Suffolk County Council. **B/MSDCs:** Babergh /Mid Suffolk District Councils. **CAS:** Community Action Suffolk. **PMBMCIC:** Pin Mill Bay Management Community Interest Company. **SALC:** Suffolk Association of Local Councils. **LCPAS:** Local Council Public Advisory Service **VDF:** Village Development Framework

The Committee members and the public were reminded by notice and by the Chairman that they may record/film/photograph or broadcast the meeting when the public and the press were not lawfully excluded. *This does not extend to live verbal commentary.*

1. **Welcome by the Chairman:**
Cllr Bareham opened the meeting at 7.00pm and welcomed everyone
2. **Apologies for Absence:** to receive apologies
None Received
3. **Dispensations:** to consider any requests.
None to consider
4. **Declaration of Interests:** to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.
Cllr Keeble Item 7 – Lives opposite the Planning Application (Private)
5. **Minutes of the Meeting:** to agree minutes of the meeting held on the **20TH MAY 2019**
These minutes were taken as read and were agreed to be a true record by those who had been present and the Chairman was given authority to sign.
6. **Public Participation Session:**
 - 6.1 For the public to talk to Cllrs about items on the Agenda.
Item 7
7. **LAND ADJACENT TO WOODLANDS:** to consider a response to
Main Road, Chelmondiston. IP9 1DW
DC/18/220236 (DC/19/01684) – Submission of details Under Outline Planning Application.
DC/18/00236 (DC/19/01684) – Discharge of Conditions 5,7,10,12,13,14,15,16,18,19,20,23 and 25.
The Planning Committee asked various questions of the developers and please see comments that were raised:
There is a discrepancy between the Construction and Deliveries Management Plan and the Outline Planning Permission (02/07/2018) which suggests that several Bank Holidays could be worked. The PC would like no Bank Holidays worked on the development.
Construction & Deliveries Management Plan Report number 8 Noise and Vibration. How will the noise be monitored?
In relation to an 'Out of Hours Permit' being granted – minimal use of this power
Artisan 'Land off Woodlands Chelmondiston Suffolk' IP9 1DW Report number 1.6 lighting.
Security lighting is to be used; however, the Planning Committee are concerned that this lighting may impact nearby residents when being used.
Artisan 'Land off Woodlands Chelmondiston Suffolk' IP9 1DW Report number 1.12 Site Landscape Plan. The Plans indicate a play area (North Western part of the development) however this is omitted in the S106 dated 29/06/2018.
The PC are suggesting that with the Playing Field being so close to the development that the funds could be used by the Playing Field Committee for the play area rather than the designated space at the development. The designated space would then become 'amenity land'. Also, who would maintain the play area?
Artisan 'Land off Woodlands Chelmondiston Suffolk' IP9 1DW Report number 4.3 Chelmondiston 'Core Village'. At the moment the village remains 'Hinterland' until the Local Plan is published, so therefore a 'Hinterland' village only be considered at the moment.
Artisan 'Land off Woodlands Chelmondiston Suffolk' IP9 1DW Report number 1.12 Site Landscape Plan.
There seems to be a missed opportunity in relation to electric vehicle charging points. With the banning of

new vehicles of petrol and diesel cars in 2032 we can expect a substantial proportion of new vehicles to be electric. What are the considerations if any of the dwellings do not have off street parking?

Landscape Management Plan Report numbers 5.4.1 and 5.8.1 refers to Hedgerows. The PC would prefer only mixed native species (as suggested by Beverley McClean MRTPI) rather than the suggested exotic species.

The PC have concerns in relation to the Flood and Water Management in relation to the lack of detail landscaping design and planting details of the SuDs features and would like further written clarification. The PC have concerns in relation to the Flood and Water Management in relation to sewage. There will be an increase of approx 40% how will this be addressed?

The PC feel that the Sustainability Statement does not address the following:

It does not contain specific, measurable commitments to surpassing current building regulations in areas related to the efficient use of water and energy.

For example, the developers need to exceed current building regulations with regard to the efficient use of water, energy and other resources. If this were not the case, there would be no need for the constraint.

Therefore, they should clearly state in what respects they intend to surpass current regulations and by how much they intend to do so. These claims should be presented with measurable, quantitative metrics so that the planning authority can determine if the construction actually achieves these aims.

In general, the sustainability statement provided does not do this adequately. For example, it states that "double glazed windows are to be provided". Current building regulations require all windows to be double glazed so this statement is simply complying with existing regulations. If this is to be part of the sustainability statement, the developers should state how far their windows will surpass the current minimum requirements. Similarly, they state that "high standards of air tightness will be applied". The building regulations already require properties to be tested for air tightness and it is not clear from the statement by how much they intend to exceed current minimum standards.

Also, the sustainability statement does not give any indication about what the space and water heating requirements of the properties will be in terms of energy per square meter. This figure is needed to determine how far these properties will exceed current standards.

25. It misses out key sustainable energy generation and water recycling opportunities

Energy

Although the properties are electrically heated with air source heat pumps, there is no provision for direct generation of space or water heating energy on the properties. Although some would regard the addition of solar PV or solar thermal panels as a step too far within an AONB this is something that should be considered at the design stage. As energy costs are predicted to rise substantially in the medium term, residents will be likely to want to fit these measures in the future. Retro-fitting of such systems will almost certainly have a worse visual impact than planning for them at the design stage.

Transport

There appears to be limited parking for the contractors with the suggestion of using cycles and public transport. In reality Chelmondiston has a limited bus service and contractors bringing their equipment on a cycle may be impractical

Water

With regards to water use. The current sustainability statement purely seeks to reduce water use by restricting demand with low flow taps and toilets. While these measures may have some effect, the developers have not provided hard numbers to back up the effectiveness of these measures when compared to other (more expensive) options such as rain water harvesting which are proven to reduce water use by up to 50%.

It was decided by the members for the comments would be typed by the Clerk and a decision made at the next meeting on the 04/06/2019.

8. **PLANNING APPLICATIONS:** to consider a response to

8.1 **ERECTION OF A SINGLE STOREY REAR CONSERVATORY:** to consider a response to
DC/19/02362

87, Woodlands, Chelmondiston. IP9 1DU

The members discussed this application.

Proposal: to SUPPORT the application

Proposed: Cllr Keeble

Seconded: Cllr Ward

Vote: All in favour

8.2 **TWO STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND INTERNAL LAYOUT ALTERATIONS:** to consider a response to
DC/19/02462

31, St Andrew's Drive, Chelmondiston. IP9 1DU.

The members discussed the application

Proposal: to SUPPORT the application in principle. However, concerns re overdevelopment of the site, not all neighbouring residents have been informed and also the front of the property may not be in keeping with the other properties in the row

Proposed: Cllr Stanley **Seconded:** Cllr Ward **Vote:** All in favour
Plans for Applications & Decisions can be viewed on Babergh DC's website
<https://planning.babergh.gov.uk/online-applications/> and type Chelmondiston in the search box.

9. **Terms of Reference:** to approve
Proposal: to approve the Updated Terms of Reference
Proposed: Cllr Keeble **Seconded:** Cllr Stanley **Vote:** All in favour
10. **Correspondence:** to report/respond to general correspondence undertaken/received before the meeting on 28th of MAY 2019 and to take any action considered necessary.
Clerk informed the members that Babergh District Council Planning Department had received the Planning Committees letter in relation to planning queries.
11. **Councillors Reports:** to inform
None
12. **Clerk Reports:** to inform
None
13. **DATE OF NEXT PLANNING COMMITTEE MEETING TUESDAY 04th of JUNE 2019 in the VILLAGE HALL at 7.00pm** (*if applications are received*).

There being no further matters the Chairman closed the meeting and thanked everyone. Meeting closed 8.10pm.

Signed Rob Bareham

Name Cllr Rob Bareham

These minutes were a true record of the meeting held on the 28/05/2019. The Chairman was given the authority to sign.