

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 VILLAGE HALL on TUESDAY ON THE 1ST OF OCTOBER 2019 at 6.00PM

Present: Cllr Keeble, Cllr Bareham, Cllr Stanley, Cllr Ward, Cllr Cordle and Cllr Roberts

In attendance: Parish Clerk

Public: 41 Members approx

County Councillor: SCCllr Wood

Linden Homes: 2 members for the developer

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:**
The Chairman opened the meeting at 6pm and welcomed everyone.
2. **Apologies for Absence:** to receive apologies
None required
3. **Dispensations:** to consider any requests.
None requested
4. **Declaration of Interests:** to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.
Item 6 – Cllr Ward’s wife owns a small number of shares of Linden Homes
Item 6 – Cllr Cordle is related to the landowner but only through marriage and will take no part in the discussion
Item 9c – Cllr Cordle is related to the landowner through marrying into the Cordle family and will be leaving the room.
Item 9d – Cllr Cordle is related to the landowner through marrying into the Cordle family and will be leaving the room
5. **Minutes of the Meeting:** to agree minutes of the meeting held on the **06TH AUGUST 2019**
The minutes were approved
6. **Linden Homes:**
Linden Homes presented their comments of the Draft Joint Local Plan 2019 in relation to Land at Hill Farm.
Those comments are being uploaded to the parish council’s website
To inform the committee of the potential rephasing to the development if a planning application is sought.
Those comments of the potential rephasing are being uploaded to the parish council’s website
Further comments from the Linden Homes Representatives:
Their comments had been uploaded to the comments section of the Babergh District Councils site
A potential plan of the land had been distributed to the meeting
They wanted to engage with the Neighbourhood Plan Steering Group, Babergh District Council and the Parish Council.
They had been in conversation with Babergh District Council and the dialogue is continuing
They had not submitted a Planning Application in relation to the Land at Hill Farm
They had secured an option on the land up to 10 years
If they were to seek planning permission the development would consist of 3 phases.
Members of the Planning Committee had several queries in relation to the comments and also the information supplied by Linden Homes:
Members were concerned that Linden Homes comments to the Joint Local Draft Plan (item 1.34) seek to reduce minimum standards for energy efficiency that Babergh District Council has proposed.
The land sits with the AONB

Other land within the parish has been identified for 'development' by the Draft Local Plan and the Neighbourhood Plan

Members were concerned that Linden Homes comments to the Joint Local Draft Plan (1.16) seek to reduce minimum amount of affordable housing that Babergh District Council has proposed.

If a planning application was sought and granted – there would be huge delays between the 3 phases
How was the site identified by the developer

7. Public Participation Session:

- 7.1** For the public to talk to Cllrs about items on the Agenda.
Item number 6

Cllr Bareham informed the members of the public that he was suspending the council's standing orders for questions and statements. The time allocated 45 minutes.

Residents were concerned that fauna and flora would be destroyed

The potential development had not been identified by Babergh District Council or the parish council's neighbourhood plan, so why target that piece of land

The land sits within the AONB and is protected by legislation

Why destroy AONB land

There is a strong feeling in the village to oppose any potential application

Increase in traffic – which is only a B road

Only one road onto the peninsula

Suffolk County Council not funding repairs/maintenance due to budget cuts

There is a lack of facilities in the village such as GP Surgery

The local primary school is near capacity

The parish has been designated a Hinterland Village by Babergh District Council in the Draft Joint Local Plan

A resident welcomed the potential development as it was an opportunity for local people to get onto the housing ladder and also to stay in the village.

The public participation session was concluded at 18.47pm. Linden Homes and the majority of the residents left the meeting.

- 7.2** to discuss possible future applications with applicants prior to their being submitted to Babergh DC. This is to be arranged with the Clerk prior to the meeting.
None presented

8. Correspondence: to report/respond to general correspondence undertaken/received before the meeting on THE 01st OF OCTOBER 2019 and to take any action considered necessary.

Clerk informed the members that S106 Funds of £2,948.40 had been collected by Babergh District Council and the funds would be made available either in October 2019 or April 2020 to the parish council

Clerk informed the members that the Enforcement Officer from Babergh District Council had been in contact with the two owners of the properties on St Andrew's Drive in relation to building the extensions before seeking planning permission

9. PLANNING APPLICATIONS: to consider a response

**DC/19/004169– Erection of a rear two storey extension
29, St Andrews Drive, Chelmondiston. IP9 1HU**

The members Object to this application on the grounds that it is a retrospective planning application and is setting a precedence for the parish.

Proposal: Cllr Keeble

Seconded: Cllr Cordle

Vote: All in favour

**DC/19/04162 Erection of a rear two storey extension
28, St Andrews Drive, Chelmondiston. IP9 1HU**

The members Object to this application on the grounds that it is a retrospective planning application and is also setting a precedence for the parish.

Proposal: Cllr Keeble

Seconded: Cllr Cordle

Vote: All in favour

DC/19/04345 Application for removal or variation of a condition following grant of planning permission B/16/01081 dated 21/02/2017 to amend condition 1(list of approved plans and documents) – Erection of Cart lodge.

White House Farm, Shotley Road, Chelmondiston. IP9 1EE

The members support the removal or variation of a condition.

Proposal: Cllr Ward

Seconded: Cllr Roberts

Vote: 5 in favour, 1 abstention (Cllr Cordle)

DC/19/04262 Erection of cart lodge, creation of new vehicular access; Erection of boundary walls and fencing.

White House Farm, Shotley Road, Chelmondiston. IP9 1EE.

The members support the planning application

Proposal: Cllr Ward

Seconded: Cllr Roberts

Vote: 5 in favour, 1 abstention (Cllr Cordle)

- 10. **PLANNING DECISIONS:** to update
 DC/19/03140 Chemston, Main road, Chelmondiston. IP9 1DX – PERMISSION GRANTED
 DC/19/03247 Land South of White House Farm (variation of condition 2) – PERMISSION GRANTED

 DC/19/1684 Land Adjacent to ‘Woodlands’ (discharge of conditions, 5,16,19,23,25) – PERMISSION REFUSED.
 DC/19/1684 Land Adjacent to ‘Woodlands’ (discharge of conditions, 7,10,12,13,14,15,18,20) - PERMISSION GRANTED.

No comments made by the members.

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.

- 11. **Neighbourhood Plan:** to inform
 Clerk informed the members that she had circulated the notes from the September the 5th meeting. Cllr Ward reiterated the progress from that meeting
- 12. **Councillors Reports:** to inform
 Cllr Bareham reported that there was no information for the members in relation to the ‘Woodlands’ Development’
- 13. **Clerk Reports:** to inform
 No report
- 14. **DATE OF NEXT PLANNING COMMITTEE MEETING TUESDAY 5th of November 2019 in the VILLAGE HALL at 7.00pm** *(if applications are received).*

Before the meeting was closed the members of the Planning Committee requested the following to be minuted:
The Clerk had received the information from Linden Homes the day before. The information was then forwarded onto the members.

Linden Homes had requested that the information not be uploaded to the parish council’s website until after the meeting on the 01/10/2019.

The Chairman of the Parish Council is the landowner but he is not a member of the Planning Committee.
If Linden Homes seek a planning application the Planning Committee members will consider the application on its merits.

There being no other business the Chairman thanked everyone and closed the meeting at 7.17pm

Signed.....Cllr R Bareham.....

Dated.....03/12/2019.....

The Chairman was given the authority by the members to sign the minutes.