

Chelmondiston Parish Council

Chairman: Cllr Rosie Kirkup

Parish Clerk: Mrs Jill Davis e-mail: clerk@chelmondistonpc.info or Tel: 07984733352

Minutes of the PLANNING COMMITTEE of CHELMONDISTON PARISH

COUNCIL held IN THE VILLAGE HALL on TUESDAY THE 16th of MAY 2023 at 6.30pm

Present: Cllr Ward, D Cordle C Keeble and Cllr Melville

In attendance: Parish Clerk

Public: 9 (1 member of the public arrived at 6.45pm)

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.

SALC: Suffolk Association of Local Councils.

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 vice-chairman of the parish council Cllr Keeble opened the meeting at 6.30pm and welcomed everyone.
The first item – is to vote on a chairman for the meeting. Cllr Ward proposed Cllr Melville and was seconded by Cllr Keeble. Resolved – Cllr Melville voted as Chairman for this meeting (16/05/2023) only.
Cllr Melville – Planning Chairman
2. **Apologies for absence:** to receive and note apologies
N/A – all in attendance
3. **Dispensations:** to consider requests
No dispensations are requested.
4. **Declarations of Interest** to receive Pecuniary and Non-Pecuniary Interests from Cllrs on items to be considered at this meeting.
No declarations of interest were offered.
5. **To approve the minutes of the Planning Committee Meeting held on the 4th of April 2023**
Resolved – the members approved the minutes to be signed. The Chairman signed the minutes.
6. **Public Participation Session:**
For the public to talk to Cllrs about items on the agenda.
8.b – Planning Application Mentone Villa. A member of the public was in attendance to answer any potential questions from the committee regarding the planning application.
7. **Correspondence:** to report/respond to general correspondence undertaken/received before the meeting on THE 16th of May 2023 and to take any action considered necessary.
No correspondence was received.
8. **Planning Applications:** to consider
Please note that all planning applications have been granted extensions by BDC.
8.a DC/23/01652 - Householder Application - Erection of front porch extension; repaving of existing drive; construction of new front wall and entrance gate; alterations to existing vehicular access.
Derwent House, Main Road, Chelmondiston, Ipswich. Suffolk. IP9 1DX
The members discussed the item. Cllr Melville informed the members that SCC Highways are a statutory consultee and therefore would provide the appropriate comments.
Resolved – The members Support the planning application with no comments. Parish Clerk to action.
8.b DC/23/01902 - Application under S73a for Removal or Variation of a Condition following grant of Planning Permission DC/20/02645 dated 15/09/2020 - Erection of part single storey part two-storey rear extension. Town and Country Planning Act 1990 (as amended) - To vary Condition Numbers Conditions 2 (Approved Plans and Documents) and 3 (Windows and Doors) as per revised drawing and planning statement.
Mentone Villa, Pin Mill Road, Chelmondiston, Ipswich. Suffolk. IP9 1JS
The members discussed the item. The owner of the planning application clarified questions raised by the planning committee and informed the members that most of the work on the property had been completed by himself. Cllr Ward noted that there had been lots of positive comments from residents.

Resolved – The members have no objection to the application with no comments to make.
Parish Clerk to action.

8.c DC/23/02001 - Application under S73 for Removal or Variation of a Condition following the grant of Planning Permission DC/19/01634 dated 17.07.2019 Erection of 24No dwellings (including 8No affordable) and creation of new access). Town and Country Planning Act 1990 (as amended) -To vary Condition Number 1 (Approved Plans and Documents) - Addition of second floor to utilise roof space to plots 11 and 13.

Land West of Woodlands, Chelmondiston. Suffolk.

Please note: The application form for this planning application states that the applicant is the sole owner, however, there are multiple owners.

The members discussed the application and expressed concerns regarding the variation to the planning application. Cllr Ward informed the members that the variation must not exceed the stated height if the planning application is granted by BDC.

Resolved – The members have no objection to the application but wish to provide comments.

Parish Clerk to action.

9. Planning Decisions: to inform

Parish Clerk informed the members there are no planning decisions.

10. Land West of Woodlands Development Matters: to inform

10.a To inform members of the informal meeting between members of the planning committee and one of the owners (Cllr Ward)

Cllr Ward informed the members of the following:

Cllrs Keeble, Lyrick and Ward attended a meeting with one of the owners of the land West of Woodlands. Mr Forsyth owns 25% of the development and is a joint venture agreement between 3 parties.

Dovercourt Contractors are the builders and contractors and are responsible for all the practical work and also own 25%. A third party owns 50%.

The local village involvement has been bought out.

Cllr Ward requests that the parish council take an active part in ensuring that the developers/contractors/owners meet their legal obligations.

Cllr Ward (except for the above) thought that the meeting was a waste of time. Mr Forsyth offered to take up local concerns but had no answers.

Cllr Ward also noted that while the meeting was taking place trucks were coming and going, demonstrating the inadequacy of the access road.

10.b To inform members that the Site Inspection Report was completed on 24/04/2023

Parish Clerk informed the members the Site Inspection Report was completed on 24/04/2023.

10.c To inform members the Legal Agreement Pack has been circulated to members

Parish Clerk informed the members that the Legal Pack has been circulated to members.

10.d To inform members – S106 Agreement has been circulated to members

Parish Clerk informed the members that the S106 Agreement has been circulated to members.

10.e To inform members – Construction Management deliveries plan 3716 -has been circulated to members

Parish Clerk informed the members that the Construction Management deliveries plan has been circulated to the members.

10.f To inform members – Construction Management deliveries plan 3716 (Revised A) has been circulated to members

Parish Clerk informed the members that the revised Construction Management Plan 3716 has been circulated to the members and offered to explain the differences. Cllr Melville rejected the offer.

10.g For members to consider a Cllr to be the Liaison Officer with the Site Manager.

The item was discussed by the members. Cllr Ward stated that this was agreed to previously and Cllr Keeble reported that a meeting with the previous developers had been successful.

Cllr Melville invited members of the public to speak on the matter and one member of the public felt that communication with the developer should not be any different to any other developer.

Resolved – the motion was deferred.

11. Councillors Report: to consider

No reports.

12. Clerk's Report: to inform/update

No report.

13. DATE OF NEXT PLANNING COMMITTEE MEETING

TUESDAY 4th of July 2023

TO BE HELD IN THE VILLAGE HALL AT 7.00PM (if applications are received)

Cllr Melville stated that he wished to move the item to the main meeting as there had been discussions about a date for a meeting in June.

Cllr Cordle informed the Chairman that the meeting had to be closed.

The Chairman closed the meeting.

There being no further business the Chairman thanked the members for attending and closed the meeting at 7.09pm.

Signed:.....

Dated:....

DRAFT