

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the PAVILION on Tuesday 21st NOVEMBER 2017 at 7pm.

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

In attendance: 6 members of the public

Clerk : In the absence of a clerk, Cllr Kirkup took the minutes.

Abbreviations: **Cllr:** Councillor. **PC:** Parish Council. **BDC:** Babergh District Council.

SCC: Suffolk County Council. **B/MSDCs:** Babergh/Mid Suffolk District Councils.

PMBMCIC: Pin Mill Bay Management Community Interest Company. **CIL:** Community Infrastructure Levy

LCPAS: Local Council Public Advisory Service. **SALC:** Suffolk Assoc. of Local Councils.

The Committee members were reminded by the Chairman that they may, along with any public who may be present, 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 Chairman & Apologies for Absence. *Cllr Rosie Kirkup* opened the meeting at 7pm and welcomed everyone.

Apologies for Absence were received from Cllr Hammond (work) and Cllr Deacon (engagement). The apologies were accepted.

2. Dispensations: *to consider any requests.*
None.

3. Declaration of Interests: *to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.*

Cllr Stevens declared a personal interest in relation to item 7.1.

4. Minutes of the Meeting: *to agree minutes of the meeting held on 31th October 2017.*

These minutes were agreed to be a true record by those who had been present and the Chairman was given the authority to sign.

5. Public Participation Session:

6.1 *for the public to talk to Cllrs about items on the Agenda.*

6.2 *to discuss possible future applications with applicants prior to their being submitted to Babergh DC. This to be arranged with the Clerk prior to the meeting.*

The members of the public had come to discuss items 7.1 and 7.2 and they were invited to give their views when these items were being discussed by the committee.

6. Correspondence: *To report/respond to general correspondence undertaken/received before the meeting on 31st October 2017 and to take any action considered necessary.*

* **Request for Tree Preservation Order** Further details have been sent to BDC with photos and exact location.

* **Right Homes Consultation** The deadline for responses has already passed and the committee did not feel there was much to be gained by making a late response.

* **E-mail to Chairman questioning Cllr impartiality** The Chairman detailed a complaint she had received and read her response to the complainant who was referred to the standards board if she felt that the response was unsatisfactory.

7. PLANNING APPLICATIONS: *to consider a response to Applications received.*

7.1 DC/17/05308 (opp)White House Farm, Shotley Road, Chelmondiston. IP9 1DY

Erection of 7 dwellings plus garages.

Cllr Stevens left the room before the discussion and did not return until after the vote.

Members of the public expressed their views and the committee considered the application. A neighbour expressed concern that there had been no notice posted at the site until he questioned BDC, when the closing date for responses was very close. He was then told the closing date would be extended, but this information was not given by BDC to the Parish Council.

Decision: *To recommend REFUSAL on several grounds:*

* The number of dwellings proposed is too great for the site

* The new dwellings would be too close to the adjoining property.

* The development could restrict the adjacent Right of Way footpath in access and width.

* This is a greenfield/agricultural site outside the built boundary of the village.

* Access via the rear is inadequate, no provision for delivery lorries which could obstruct the Main Road.

- *Pedestrian access is poor – across grass or via a rear access road on the wrong side for those going into the village.
- * Road safety issues have not been addressed adequately. This is a busy road where several accidents have recently taken place.
- * There is no footway along the Main Road edge of the site.
- * The neighbouring property will be deprived of light after 52 years of enjoying an open site.
- * The dwellings are too small for disabled access either to or within the buildings.
- * The garages are unnecessarily high.
- * There is a high voltage cable and transformer which would be too close to buildings.
- * Rear access to garages would increase the level of noise and air pollution for neighbouring rear gardens.

Proposer: Cllr Fox; **Seconder:** Cllr. Hawkins **Vote:** 4 in favour, 1 Abstention (Cllr Dot Cordle).

7.2 DC/17/04302 Foresters’ Arms, Main Road, Chelmondiston. IP9 1DY

Demolition of the existing building and erection of 3 terraced houses (amended)

The Chairman had ascertained by discussion with the owner of the site that this re-submission was merely to establish that steps had been agreed with BDC to ensure that there would be a proper party wall agreement drawn up with the neighbouring property, that a retaining wall would be built to ensure that higher land to the W of the site was not subject to subsidence, and that trees on the W of the site would be retained. All other aspects of the proposal remain as before. The owner confirmed that BDC had given permission for demolition to begin.

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

DC/17/03674 (FULL) Gravel Pit Farm , Main Road Chelmondiston, IP9 1EZ

Construction of flat chalk pad for short-term storage.

Application has been withdrawn.

9. DRAFT LOCAL PLAN Consultation: Cllr Kirkup reported that a further letter had been written concerning the re-opening of Hollingsworth’s shop, but still insisting that Chelmondiston be classified as a “Hinterland” village and not a “Core” village.

10. Neighbourhood/Development Plans: *To discuss next steps.*

Cllr Kirkup still has to contact Woolverstone, Stutton and Freston.

11. Pin Mill:

‘Onderneming’ – Enforcement update if available. To discuss any outstanding Pin Mill matters.

It is understood that the court case concerning the PMBMCIC’s right to charge fees will take place soon.

12. Report from Cllrs & Clerk - *to be considered for next agenda* (if necessary).

No reports.

13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 12st DECEMBER 2017 in the PAVILION at 7.00pm if applications are received.

There being no further business the Chairman thanked everyone and closed the meeting at 7.50pm.

Signed Date