

**Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the PAVILION on the Playing Field on Tuesday 27<sup>th</sup> JANUARY 2015 at 7.30pm**

**Present:** Cllr R Kirkup, Cllr Keeble, Cllr Stevens, Cllr Dot Cordle and Cllr J Hawkins

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

1. **Welcome by the Chairman:** *Cllr Rosie Kirkup* opened the meeting at 7.40pm and welcomed everyone.
2. **Apologies for Absence:** *receive from Cllr Fox - business.* Apology was accepted.
3. **Dispensations:** *to consider any requests.*  
None.
4. **Declaration of Interests:** *to receive pecuniary & non 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 6<sup>th</sup> January 2015*  
These were agreed to be a true record by those who had been present and they were signed by the Chairman, Cllr R Kirkup.
6. **Matters Arising:** *to report on matters arising from meeting on 6<sup>th</sup> January 2015*  
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 27<sup>th</sup> January 2015 and to take any action considered necessary.*  
None.
9. **PLANNING APPLICATIONS:** *to consider a response to Applications received..*

**B/14/01550/FUL - Halcyon, Pin Mill Road, Chelmondiston, Ipswich, IP9 1JN**  
*Erection of replacement dwelling. [Case Officer: John Pearce]*

Although the property is technically just outside the Conservation Area of Pin Mill, it is within the Suffolk Coast & Heaths AONB. It was considered that CR04 and CN08 were extremely relevant as it is a very sensitive area

CR04: Development proposals in Special Landscape Areas will only be permitted where they:

- maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- are designed and sited so as to harmonise with the landscape setting.

CN08: requires that proposals for development within or near a Conservation Area should preserve or enhance the character of the Conservation Area or its setting and be appropriate in its form, scale and detailed design to harmonise with its setting.

The very bold contemporary design of the proposed building is not in any way in keeping with the style and character of anything else in Pin Mill, with the exception of the Black House in Pin Mill Road (which is sited within the Conservation Area), and which has apparently set a precedent which, if followed by more buildings, will totally change the nature of the hamlet.

As with the Crow's Nest B/12/01412/FUL, concerns were raised about possible subsidence and surface water run off, which could seriously affect the cottages below. These cottages have retaining walls within their gardens, a necessity, as the site slopes towards them and ground movement has occurred in the past. The Cttee would like to see appropriate expert reports on how such potential threats to other properties will be avoided.

With regards to the proposed 1.8m fence along the ridge line of the garden, it is not clear how prominent it will be. Can this be clarified? Will it be seen from the road?

**Proposal:** to write saying that although there were no major objections to a rebuild the concerns raised should definitely be looked into prior to any decision being made.

**Proposed:** Cllr R Kirkup **Seconded:** Cllr Dot Cordle **Vote:** all in favour

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

None at the time of posting the agenda

**11. B/14/01403/FUL - Pin Mill Jetty: update on application**

The application was going to Babergh's Planning Committee on 28<sup>th</sup> January 2015.  
The Case Officer was recommending approval. See Paper on BDC's website.  
Attention had been drawn to the use of the jetty for a holiday barge.

**12. HMS Ganges: Update if available & to consider further action if necessary.**

The Case Officer had informed: re s106, the developers are accepting of the terms originally approved in November 2013. The viability claw-back mechanism seems to be the only outstanding issue.

**13. Report from Cllrs and Clerk: on items to be considered for next agenda (if necessary.)**

*Cllrs reported* - possible breach of planning at property on the Main Road.

*Clerk reported* - possible breach of planning at rear of cottage in Church Road.

Both should be reported to Babergh Enforcement, as to permitted development.

*Clerk:* an updated version of The Practical Guide to Affordable Housing was available.

Babergh planning had introduced a new Duty Office Service, which offered Appointment and Non-Appointment sessions to discuss developments within the region.

Clerk would put on the website.

**14. DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 17<sup>th</sup> FEBRUARY 2015 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 .....17/02/2015.....

Theses minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup, at the meeting held on 17<sup>th</sup> February 2015.