

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the **METHODIST HALL** on Tuesday 19<sup>th</sup> JANUARY 2016 at 7.00pm**

**Present:** Cllr Keeble, Cllr Deacon, Cllr A Fox, Cllr Stevens, Cllr Hawkins and Cllr Dot Cordle

**In attendance:** Parish Clerk

**Public:** 2 parishioners

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

SCC: Suffolk County Council. BDC/MSDC: Babergh District/Mid Suffolk District Councils.

PMBMCIC: Pin Mill Bay Management Community Interest Company.

The Committee members were reminded by notice 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.

1. **Welcome by Chairman:** *Cllr Colin Keeble*, as Vice Chairman of the Planning Cttee, took the Chair in the absence of Cllr Rosie Kirkup.
2. **Apologies for Absence:** *to receive apologies.* An apology was received from Cllr Kirkup and 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.*  
Cllr Dot Cordle declared a non-pecuniary interest in **Item 9, B/15/01654** as she was related to the family by marriage.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 27<sup>th</sup> October 2015*  
The minutes were taken as read and were agreed to be a true record by those who had been present. They were signed by the Chairman, Cllr Colin Keeble.
6. **Matters Arising:** *to report on matters arising from meeting on 27<sup>th</sup> October 2015*  
None.
7. **Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*  
The public were present to observe.
8. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 19<sup>th</sup> January 2016 and to take any action considered necessary.*
  - 8.1 **LCPAS: Housing & Planning Bill** – New amendments proposed by Greg Clark MP.  
One proposed amendment concerns giving a right of appeal to planning decisions to third parties, defined as a local interested body. [One assumes this will include Parish & Town Councils]. The appeal would be to the Secretary of State.  
*National planning Policy:* Consultation on proposed changes. Deadline for a response is 22/02/2016.  
The consultation seeks views on proposed changes to the planning system to support the delivery of new developments, including low cost homes and affordable homes for first time buyers. This includes whether Town & Parish Councils should have the opportunity to put forward sites for ‘starter home’ developments through Neighbourhood Plans.  
<https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes>
  - 8.2 **Suffolk Coast & Heaths:** Planning & Neighbourhood Plans in Outstanding Landscapes.  
Thursday 3<sup>rd</sup> March 2016 from 9.45am to 1pm at Royal Harwich Yacht Club, Woolverstone.
  - 8.3 **Mrs J Edwards:** *e-mail-* Mrs Edwards contacted David Pizzey at BDC to request permission to coppice the hawthorn in the hedgerow of their garden adjacent to Pin Mill Road, as long as there were no objections from the Parish Council.  
**Proposal:** to write in support of the coppicing, which should not be too severe.  
**Proposed:** Cllr A Fox **Seconded:** Cllr M Stevens **Vote:** all in favour
  - 8.4 **BDC/MSD DC: Development Management Team** – There are now 3 officer teams to serve specific areas within both BDC and MSD. Each Team is made up of Planning and Support officers. Berners Ward is covered by the Green Team.

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

**B/15/01673 - Cote. 2 Main Road, Chelmondiston, IP9 1DS**

[Case Officer: John Pearce]

*Erection of garage (following demolition of existing fire damaged garage)*

**Proposal:** to recommend SUPPORTING the application.

**Proposed:** Cllr M Stevens **Seconded:** Cllr J Deacon **Vote:** all in favour

**B/15/01654 - Land north of 5 Richardson's Lane, Chelmondiston, IP9 1**

[Case Officer: Steven Stroud]

*Erection of proposed Holiday let accommodation with associated cart lodge*

It was noted that the development was very large for the plot. The black boarding was out of character with the adjacent properties, which were brick build. Concerns were raised about the additional holiday traffic that would occur on a very narrow road.

**Proposal:** to recommend REFUSING the application for the following reasons with regard to HS28 (infilling):

- Over development of site
- Design is out of context in scale, density and form and would be out of keeping with the neighbouring properties

Concerns were also raised that the proposed development would become a permanent dwelling.

**Proposed:** Cllr J Deacon **Seconded:** Cllr J Deacon **Vote:** 4 in favour 1 abstention,  
1 no vote (Cllr Dot Cordle)

The neighbour had raised concerns that their septic tank and a water tap was sited within the plot proposed for development. This would be forwarded to BDC.

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

**B/12/00500 - Former Ganges Site, Shotley Gate, Shotley IP9**

*Redevelopment of site to provide 285 dwellings; 60 bed nursing home; 400 sq.m convenience retail; building containing 400 sq.m flexible dentist/doctor's surgery/veterinary surgery/retail offices; 600sq.m of offices. Nelson Hall as estate offices, changing rooms, dry sports, workshops, community use & cafe. Vincent House as a hotel with parking & landscaping to form a linear park & landscaped gardens with further landscaping & lighting (as amended).*

**B/15/01367 - Waldamar, The Barges, Pin Mill, Chelmondiston, Ipswich IP9 1JW**

*Application for a Certificate of Lawfulness of an Existing Use - mooring of a vessel at this location for use as a houseboat. GRANTED by Babergh DC.*

**11 Enforcement updates - if available**

*Church Road:* large shed had now been removed.

*Main Road:* office shed in front garden – no update.

*Pin Mill:* it was understood, as reported by the PMBMCIC in November that a revised planning application would be put to BDC Planning Cttee. No further update.

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

None.

**13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 9<sup>th</sup> February 2016 in the PAVILION at 7.30pm ..... [if applications are received.](#)**

There being no further business the Chairman thanked everyone and closed the meeting at 7.29pm.

Signed .....Cllr Rosie Kirkup.....

Date .....01/03/2016.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr R Kirkup at the meeting held on 01/03/2016.