

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the *VILLAGE HALL* on Tuesday 4<sup>th</sup> APRIL 2017 at 6.45pm.**

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

**In attendance:** Parish Clerk

**Public:** 4

**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 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.

*This does not extend to live verbal commentary.*

1. **Welcome by Chairman:** Cllr Keeble, as Vice-Chairman, took the Chair in the absence of Cllr Kirkup. He opened the meeting at 6.45pm and welcomed everyone.
2. **Apologies for Absence:** *to receive apologies.* Cllr Kirkup had forwarded her apology, as she had another engagement. This 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.*  
No declarations.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 31<sup>st</sup> January 2017.*  
These minutes were taken as read and were agreed to be a true record. The Chairman was given the authority to sign.
6. **Public Participation Session:**
  - 6.1 *for the public to talk to Cllrs about items on the Agenda.* person  
3 members of the public were present for **Item 10**. The 4<sup>th</sup> member made no comment.
  - 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.*  
No items had been brought forward.
7. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 4<sup>th</sup> April 2017 and to take any action considered necessary.*
  - 7.1 **LCPAS – Communities & Local Government** have announced a £9m boost for the East of England to tackle issues relating to second home ownership and community led housing. This Fund will help councils deliver new affordable homes aimed at first time buyers in response to the problem of second homes, which are causing a reduction in supply.
  - 7.2 **B/MSDCs – The Development Management Team** had forwarded a map showing the area divided up into coloured areas (yellow, blue, green) with the relevant personnel i.e. Team Leaders and Officers for each group with their contact details. Chelmondiston sits within the Green area.
8. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*

**B/17/00412/FHA - Longwood Cottage, 7 Richardsons Lane, Chelmondiston, IP9 1HP**  
*Erection of cart lodge and extension of driveway; alterations to existing cart lodge to provide ancillary ground floor living accommodation.*

**B/17/00413/LBC - Longwood Cottage, 7 Richardsons Lane, Chelmondiston, IP9 1HP**  
[LBC: Listed building Consent]. Details as above.

The Chairman considered that the application was incomplete as there appeared to be no plans included for the proposed new cart lodge (also missing from the BDC website). A discussion followed.

**Proposal:** to recommend not supporting the application, as it was considered incomplete and for the concerns listed below.

  - alterations to the cart-lodge would amount to there being a new detached dwelling within the site area.

- there was no definitive statement to say that the redeveloped cart-lodge would not be sold off as a separate dwelling or used as a holiday let business. (HS35)
- There were no assurances to say that the new proposed cart-lodge would not be developed in the same way.

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

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

Babergh DC have given notice that the following applications for P.P. have been GRANTED

**B/16/01698/FHA- Mill Farm House, Wades Lane, Chelmondiston IP9 1EG**

*Erection of 2 storey side extension, 1<sup>st</sup> floor balcony and 2-bay cart lodge with attached gym.*

**B/16/01081/FUL – White House Farm, Shotley Road, Chelmondiston IP9 1EE**

*Conversion & extension of redundant agricultural buildings into 2 detached dwelling units. Replacing existing vehicular access with a new access in a new location. Erection of new cart lodge garage.*

**B/16/01732/FHA – Halcyon, Pin Mill Rd, Chelmondiston IP9 1JN**

*Erection of front porch & alterations, new windows, recladding of walls, extension to existing balcony & construction of ramp for disabled access.*

Babergh DC have given notice that the following application for P.P. has been REFUSED

**B/16/01719/FUL – Foresters Arms, Main Road, Chelmondiston IP9 1DY** *Erection of 1 no. building comprising of 3 no. terraced dwellings (following demolition of existing building).*

**B/17/00192/FUL - ‘Samphire’, Shotley Road, Chelmondiston, IP9 1EE** *Erection of a two-storey rear & side extension AND alterations to roof form to facilitate loft conversion dormer window.*

**APPEAL DECISION Ref: APP/D3505/W/16/3156779 – Appeal dismissed**

**Little Barnes Nursery, Main Road, Chelmondiston IP9 1EE**

*Appeal made against Babergh DC’s decision Ref: B/16/00694/OFDW which was refused.*

**10. Pin Mill:**

**10.1 ‘Onderneming’ – Enforcement update if available.**

Clerk confirmed that she had written again to the Enforcement Officer at BDC, as the barge was still being used as a holiday let and was recently advertised as such in a Suffolk magazine. The letter had been c.c’d to the Chairman of the PMBMCIC, as it was continuing to operate within the ‘Management’ area. No response or acknowledgment had been received to date from either party. The secretary of the company, who was present as a member of the public, when asked if she had seen the letter, replied “No comment”.

**10.2 Floating pontoon - to discuss position of extension and safety concerns.**

The Council had been forwarded a complaint regarding the siting of the pontoon and the proposed additional extension, along with a large mooring block. It was apparent from aerial photographs provided that the pontoon was not fixed into the position, as per the Planning Permission B/13/01177. Consequently, there was little room for barges/craft to manoeuvre within the area easily and safely. Representatives of King’s Boatyard were present and verbal assurances were given to the Planning Cttee that the positioning would be rectified. Clerk would write informing BDC.

**11. Clerk’s Report: Re B/17/00192/FUL - ‘Samphire’, Shotley Road**

Clerk wished it to be noted that a meeting was called to look at this application but it had been cancelled due to a lack of a quorum. Cllrs had viewed the application either from hard copy or on line and the Clerk had been given the authority to write to BDC recommending the application be supported. The application was later refused permission. (See **Item 9**).

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

No further reports.

**12. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 25<sup>th</sup> APRIL 2017 in the PAVILION at 7.30pm ..... if applications are received.**

There being no further business the Chairman thanked everyone and closed the meeting at 7.23pm.

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

Date .....25/04/2017.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr R Kirkup, at the meeting held on 25/04/2017.

