

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the VILLAGE HALL on Tuesday 5<sup>th</sup> SEPTEMBER 2017 at 7pm.**

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

**In attendance:** Parish Clerk

**Public:** 12

**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.**

The Chairman opened the meeting at 7pm and welcomed everyone. Apologies for absence were received from Cllr Hammond - work and Cllr Deacon - appointment. These were accepted.

The Chairman explained to the public this meeting had been called chiefly to discuss how to approach the consultation of the Draft Local Plan for Babergh/Mid-Suffolk. She stressed that no applications had been received for the 'called for' sites at the top of Lings Lane and for the area behind the Millfield housing.

The Foresters Arms application had arrived prior to the meeting and although on the agenda, it would be more fully discussed at the meeting to be held on 19<sup>th</sup> September in the Pavilion.

This would give residents more time to look at the plans and submit comments and concerns to the PC if they so wished.

**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 Kirkup declared a non-pecuniary interest in Item 7 – The Foresters Arms, as a property she owned bordered the site.

*The Chairman brought forward Item 5*

**5. Public Participation Session:**

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

Some members of the public wished to speak on the Foresters Arms

**5.2 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.**

None.

**4. Minutes of the Meeting: to agree minutes of the meeting held on 8<sup>th</sup> AUGUST 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.

**6. Correspondence: To report/respond to general correspondence undertaken/received before the meeting on 5<sup>th</sup> September 2017 and to take any action considered necessary.**

None.

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

**DC/17/04302/ - Foresters Arms, Main Road, Chelmondiston, Ipswich IP9 1DY**

*Demolition of the existing building and erection of 3 terraced houses.*

(Consultation expiry date - 20<sup>th</sup> September 2017)

The Chairman explained that all plans now had to be accessed on-line from BDC's website.

The Clerk had printed out some of the plans in A4 size and would be asking BDC to send out printed copies for the 19<sup>th</sup> September meeting.

The design of the new proposed building had changed from the previous application, with the façade having similarities to the present building.

A response from a member of the public (who asked to comment) was that town house designs were not suitable for a village setting.

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

None.

**9. Neighbourhood/Development Plans:** Update on letters sent to local parishes-if available.

The Chairman explained that a Neighbourhood Plan may now be considered by the PC to ensure that we get only the development we need in the places and numbers which are appropriate to our community. BDC now has insufficient land reserves and therefore will be subject to the National Planning Policy Framework, which insists that there be a presumption in favour of development. Already we have landowners drawing up plans for larger than appropriate housing developments in green field sites within our parish.

A letter had gone out from the Cttee to local PCs to see if they were considering producing a Neighbourhood Plan and/or whether they would be interested in working with another parish – perhaps even with Chelmondiston.

**10. DRAFT Local Plan Consultation:** to discuss the way forward.

The Chairman explained briefly about the Plan, which would determine how the districts will develop over the next 20 years. It will establish how much housing and land for businesses will be needed and where it will go. It was noted, there was a proposal to extend the Village Development Area (Village Envelope) to take in White House Farm, Highlands, and Little Barnes Nursery area. It was also noted that Chelmondiston was being reclassified as a CORE Village and not as presently classified, a HINTERLAND Village. This was considered to be of great concern, as a Core Village would have expectations of larger developments.

Concern was also raised about Pin Mill being included within the Chelmondiston classification. It was thought it should be classified separately as a ‘hamlet’ to protect it from larger developments. It was agreed the classification should be questioned as soon as possible.

A further discussion followed; the plan was split up with Cllrs agreeing to cover various sections.

**11. Pin Mill:**

‘Onderneming’ – Enforcement update if available.

No update.

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

Re: **DC/17/03674 – Gravel Pit Farm Construction of flat chalk pad for short term storage of organic manures/compost and/or farm produce.** This was looked at by the Cttee but no recommendations were made as the applications was considered to be lacking of information.

However, it has since been noticed that the chalk pad was probably one of the two needed for the storage of the soil extracted during the process of boring under the Orwell River for the UK Power Networks project. Clerk would look into.

**13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 19<sup>th</sup> SEPTEMBER 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 7.30pm.

Signed .....Cllr R Kirkup.....

Date .....19/09/2017.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr R Kirkup, at the meeting held on 19<sup>th</sup> September 2017.