

Chelmondiston Parish Council

Chairman: Cllr. David Cordle

Parish Clerk: Mrs Jill Davis e-mail: clerk@chelmondistonpc.info or Tel: 01473 780159

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the PAVILION (on the playing field) on TUESDAY 30th JANUARY 2018 at 7.00pm

Present: Cllr R Kirkup, Cllr C Keeble, Cllr J Deacon, Cllr M Stevens Cllr A Fox and Cllr J Hawkins

In attendance: Parish Clerk

Public: 6 members of the Public.

Abbreviations: **Cllr:** Councillor. **PC:** Parish Council. **BDC:** Babergh District Council. **SCC:** Suffolk County Council. **B/MSDCs:** Babergh /Mid Suffolk District Councils. **CAS:** Community Action Suffolk. **PMBMCIC:** Pin Mill Bay Management Community Interest Company. **SALC:** Suffolk Association of Local Councils. **LCPAS:** Local Council Public Advisory Service **VDF:** Village Development Framework

The Committee members and the public were reminded by notice and by the Chairman that they may 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 the Chairman:** Cllr R Kirkup opened the meeting at 7pm and welcomed everyone
2. **Apologies for Absence:** were received from Cllr Dot Cordle (illness). The apology was accepted.
3. **Dispensations:** *to consider any requests.*
None to consider.
4. **Declaration of Interests:** *to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.*
8a) Cllr Kirkup declared a non - pecuniary interest. Cllr Kirkup is a neighbour of the owners of 8a
8b) Cllr Fox declared a non – pecuniary interest. Cllr Fox is an acquaintance of the owners of 8b
8b) Cllr Deacon declared a non- pecuniary interest. Living near to the development of 8b.
8b) Cllr Keeble declared a non – pecuniary interest. Living in Woodlands close to the development of 8b
8b) Cllr Stevens declared a non – pecuniary interest. Personal friend of the owners 8b
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 9th January 2018.*
These minutes were taken as read and were agreed to be a true record by those who had been present and the Chairman was given authority to sign.
6. **Public Participation Session:**
 - 6.1 *For the public to talk to Cllrs about items on the Agenda.*
6 members of the Public declared an interest in 8b
 - 6.2 *to discuss possible future applications with applicants prior to their being submitted to Babergh DC. This is to be arranged with the Clerk prior to the meeting.*
None
7. **Correspondence:** *to report/respond to general correspondence undertaken/received before the meeting on 30th January 2018 and to take any action considered necessary.*
E-mail from a resident to the Parish Clerk with reference to 8b's site notice not being displayed in the village.
Action: Cllr Kirkup requested the Clerk to follow up.
8. **PLANNING APPLICATIONS:** *to consider a response to applications received.*
 - 8.a **DC/18/00227 Summerhaye Hill, Farm Lane, Chelmondiston. IP9 1JU.**
Tree Preservation Order B122 – Horse Chestnut – Prune back to old prunings and cuts by 2m
Following a discussion:
Proposal: to recommend SUPPORTING the application – as the intended work would be the cuts from the growth.
Proposed: Cllr Fox **Seconded:** Cllr Stevens **Vote:** all in favour
 - 8.b **DC/18/00236 Land Adjacent to Woodlands, Main Road, Chelmondiston. IP9 1DW.**
Outline Planning Application (with some matters reserved). Erection of 24 dwellings (including 8 affordable dwellings) including access.
Cllr Stevens left the meeting before the discussion and did not return until after the vote
Members of the public expressed their views and the committee considered the application.
Proposal: To recommend REFUSAL on several grounds:

1. There are access issues to the site – a narrow winding road through a residential area.
2. The access passes a Primary School where the road is congested twice a day.
3. The proposal is in AONB land and has not demonstrated why it should override the general protection from development.
4. The developers have not made it clear with regard to the affordable housing properties what is the "affordable" ceiling price
5. The site is far removed from the centre of the village to encourage walkers so therefore, cars would be used adding to the congestion.
6. The site is a wildlife habitat. There have been sightings of hunting owls, kestrels and red kites.
7. The grassland is an important area for insects
8. There are other sites within the village that have been and are registered for planning applications which would be more suitable to the area.
9. There are limited amenities in the village.
10. The site is poorly drained and additional housing would endanger the lower land at Pin Mill directly down the valley, where already flood defences have had to be put in place because of runoff water endangering the houses below whenever tides are high on the River Orwell.
11. The Shotley Peninsula is unique with only one road in and out. When the Orwell Bridge is closed the traffic, which is often congested when the bridge is not closed becomes intolerable with journey times increasing. In January 2018 the Orwell Bridge was closed 3 times.
12. The Highways Report that was conducted for the potential development at the Primary School was not a true picture of traffic within the area. For example, the traffic count was taken at the school gates so much of the school traffic was not included. Photo 10 of the Highways Report was taken 09.05am rather than earlier when the school children were arriving at the school. If the photo was taken earlier the traffic from the school gates to the B1456 junction is effectively reduced to a single carriageway. This influx of traffic also happens at the end of the school day.

Proposed: Cllr Kirkup

Seconded: Cllr Hawkins

Vote: 3 Cllrs Support the refusal

1 Councillor voted against

Cllr Keeble abstained from voting.

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

Babergh DC has given notice that the following application for P.P. has been GRANTED DC/17/05936 – Charisma, Main Road, Chelmondiston. IP9 1DX.

Erection of a single storey rear extension

No response to this decision was thought necessary.

10. Neighbourhood Plan: *to discuss and update.*

Planning Direct – *to discuss the proposal*

Kirkwells – *to discuss viability*

Cllr Kirkup reported to the Committee on the three Planning Consultants proposals for the development of the Neighbourhood Plan. Kirkwells, Planning Direct and Places4People. Both Cllr Kirkup and Cllr Deacon proposed that Kirkwells to be the company that would be recommended to go to the Parish Council for approval. The reasons for the proposal: Kirkwells could start imminently as the Neighbourhood Plan could take up to 18 months to complete. Kirkup and Cllr Deacon had received positive feedback from other another Parish Council that had appointed Kirkwells. The Planning Committee recommended that Kirkwells would be the Planning Consultants for approval from the Parish Council at the meeting to be held on the 6th February 2018.

11. Pin Mill: *to consider any new information.*

None to be considered

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

None to be considered

13. DATE OF NEXT PLANNING COMMITTEE MEETING 20th FEBRUARY 2018 in the PAVILION (on the playing field) at 7.00pm *(if applications are received).*

There being no further matters, the Chairman thanked everyone and closed the meeting at 7.55pm.

These minutes were agreed to be a true record and were signed by the Chairman of the meeting held on the 20th February 2018. The meeting scheduled for the 13th March has been cancelled.

Signed Cllr Rosie Kirkup.....

Dated: 20th February 2018