

Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the PAVILION on the Playing Field on Tuesday 15th SEPTEMBER 2015 at 7.30pm

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

In attendance: Parish Clerk

Public: 2 members

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.

1. **Welcome by Chairman:** *Cllr Kirkup* welcomed everyone and opened the meeting at 7.30pm.
2. **Apologies for Absence:** *received from* Cllr Fox. His 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.*
Cllr Kirkup declared a non-pecuniary interest in Item 13, as she neighboured the property.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 23rd June 2015*
The minutes were taken as read and were agreed to be an accurate record by those who had been present. The Chairman was authorised to sign. The DRAFT minutes had been put on the website.
6. **Matters Arising:** *to report on matters arising from meeting on 23rd June 2015*
None.
7. **Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*
Both members of the public wished to comment on the application.

The Chairman decided to bring Item 9 forward.

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

B/15/01112/FHA - 28 Collimer Close, Chelmondiston, IPSWICH, IP91HX

Erection of extensions and alterations (including additional off road parking)

[Case Officer: Lynda Bacon]

The previous application for this property had been withdrawn. See Item 10.

The new application was discussed and it was noted that the rear extension had been reduced in size (depth) and the wall adjacent to the property of no. 27 had been moved away from the boundary fence. *The Chairman invited the public (residents) to put forward their concerns.*

The daughter of the owner of no. 27, the adjacent property, came to represent her mother's views and another resident from Collimer Close was also present to express her concerns.

The residents requested that the Council submit their concerns and observations. They would also be writing to BDC.

Relationship with adjacent sites with regard to Policy HS33:

It was considered that despite the reductions in the current application it...

- a) still would not really blend in with regard to scale and mass, with the neighbouring properties
 - b) would not reflect and respect the relationship of the site and its setting and those of the adjoining dwellings;
 - c) would reduce the level of amenity (including light) enjoyed by the occupants of the neighbouring properties;
- plus
- d) although some extra space has been made available by the removal of a tree and garden to park two vehicles off road, within the curtilage of the dwelling, access to the parking place is extremely tight, if not impossible, without encroaching on the neighbouring driveway, and would be visually very obtrusive. It appears that vehicles would need to drive up over the pavement, as the drop curb was only in front of the driveway.

General observations:

- * The Cttee had been informed that the main sewer system ran parallel with the dwellings across the rear gardens. Concerns were raised as the proposed extension would be built over the sewer system. This new application had not addressed this problem. This issue had been raised by residents before with other applications.
- * No.29 had a similar proposed extension turned down on grounds of its size etc and it would be unfair to refuse one and permit the other.
- * The Parish Council is concerned about the loss of 2-bed dwellings - a size more affordable by young people and retirees who are finding it very hard to afford to live locally.

The Cttee along with the members of the public present, were in agreement with these observations and they were taken into account prior to making a recommendation.

Proposal: to recommend REFUSING the application on the basis of size; inadequate parking facilities; concerns over the sewer system and loss of amenity for the neighbours, as referred to in policy HS33.

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

8. Correspondence: *To report/respond to general correspondence undertaken/received before the meeting on 15th September 2015 and to take any action considered necessary.*

8.1 Rural Services Network: Rural Housing - the Government have been successfully challenged on their decision to exempt developers from providing affordable housing on development with fewer than ten homes. It has been ordered that the relevant part of the *National Planning Policy Guidance* relating to the Ministerial Statement and all subsequent changes be quashed. Therefore there are no longer any affordable housing thresholds and no vacant building credit.

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

B/15/00601/FHA - 28 Collimer Close, Chelmondiston, IPSWICH, IP91HX

Erection of single storey side and rear extension

Application **WITHDRAWN**

11. HMS Ganges- *update if available and to consider any further action*

The Clerk had contacted BDC. The new Case Officer (Ben Elvin) confirmed by email that he had spoken with the Solicitor acting on BDC's behalf and it appears that the draft s106 agreement is currently with SCC for checking.

Cllr Kirkup had understood that it had been agreed to extend the time for signing to the end of August.

Proposal: to write to BDC asking for clarification, as this Cttee understood that if the s106 had not been signed by the end of August then it was considered that the application would become void.

Proposed: Cllr Kirkup **Seconded:** Cllr Hawkins **Vote:** all in favour

12. Enforcement queries: *updates and to consider any necessary action.*

12.1 Jetty at Pin Mill (B/14/01403/FUL) Clerk reported on a copy of a letter (04/09/2015) sent by a resident to BDC regarding the imposed 'condition' of the approved application, which had still not been acted upon.

Clerk had written to the Case Officer and to Enforcement in July (no response) and again to the Manager of the department in September for clarification. Prior to this meeting, a response was received from the Senior Planning Enforcement Officer with an apology for the lack of a response. The Officer has raised the matter with the PMBMCIC in respect of their intentions to resolve the breach of condition.

With regard to compliance with a condition attached to a retrospective planning permission, BDC would expect the matter to be resolved as soon as is practical. [a *change of use* or a *breach of condition* - would be immune from enforcement action after 10 years.]

Proposal: to write to the PMBMCIC with concerns about how the company operates and to request a copy of their Constitution and/or their Terms of Reference.

Proposed: Cllr Kirkup **Seconded:** Cllr C Keeble **Vote:** all in favour

12.2 Church Road outbuilding (B/15/00029) Continuing to be dealt with. A resident has confirmed that BDC had received an undertaking that the building would be removed by the end of August. It appears that the building has been sold and is being removed bit by bit, albeit passed the agreed date.

13. **TPO on Sycamore Tree at Oak Lodge:** *to consider requesting the removal of the TPO*
Proposal: to request the TPO be removed, as this was not a notable tree, so that future works would not require planning permission.
Proposed: Cllr Deacon **Seconded:** Cllr C Keeble **Vote:** 5 in favour 1 abstention (Cllr Kirkup)
14. **Report from Cllrs and Clerk:** *on items to be considered for next agenda (if necessary.)*
Housing Needs Survey -update Clerk had tried to contact the relevant officers at BDC/MDSDC and had eventually been passed to Alex Scott (Planning Officer). No response to date.
15. **DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 6th OCTOBER 2015 in the VILLAGE HALL at 7.00pm..... if applications are received.**

There being no further business the Chairman thanked everyone and closed the meeting at 8.30pm.

Signed*Rosie Kirkup*.....

Date06/10/2015.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup, at the meeting held on 06/10/2015