

**Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the PAVILION on the Playing Field on Tuesday 23<sup>rd</sup> JUNE 2015 at 7.30pm**

**Present:** Cllr R Kirkup, Cllr Keeble, Cllr Stevens and Cllr Deacon

**In attendance:** Parish Clerk

**Public:** 3 members

**Abbreviations:** **Cllr:** Councillor. **PC:** Parish Council. **BDC:** Babergh District Council. **SCC:** Suffolk County Council. **BDC/MSDC:** Babergh District/Mid Suffolk District Councils.

1. **Welcome and Election of Chairman for 2015-16:** Cllr R Kirkup welcomed everyone. As this was the first meeting of the Committee following the Annual Meeting of the Parish Council, she asked for nominations for Chairman.  
**Proposal:** to elect Cllr R Kirkup as Chairman for 2015-16  
**Proposed:** Cllr J Deacon **Seconded:** Cllr M Stevens **Vote:** 3 in favour 1 abstention (Cllr Kirkup)  
There were no further nominations. Cllr Kirkup accepted.
2. **Election of Vice-Chairman for 2015-16:**  
**Proposal:** to elect Cllr C Keeble as Vice-Chairman for 2015-16  
**Proposed:** Cllr M Stevens **Seconded:** Cllr J Deacon **Vote:** 3 in favour 1 abstention (Cllr Keeble)
3. **Apologies for Absence:** *Received* from Cllr Dot Cordle, Cllr J Hawkins. Accepted  
*Absent:* Cllr A Fox
4. **Dispensations:** *to consider any requests.*  
None.
5. **Declaration of Interests:** *to receive pecuniary & non pecuniary interests from Cllrs on items to be considered at this meeting.*  
None.
6. **Minutes of the Meeting:** *to agree minutes of the meeting held on 17<sup>th</sup> February 2015*  
The Chairman gave a brief outline of the minutes; they were taken as read and were agreed to be a true record by those who had been present. They were signed by the Chairman.
7. **Matters Arising:** *to report on matters arising from meeting on 17<sup>th</sup> February 2015*  
None.
8. **Public Participation Session:** *for the public to talk to Cllrs about items on the agenda*  
Members of the public were attending for the application listed.
9. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 23<sup>rd</sup> June 2015 and to take any action considered necessary.*  
**9.1 BDC/MSDC Joint Planning Charter:** Clerk had contacted BDC for a copy. Concerns had been expressed at a DC Area Meeting, as there had been cases where a PC objection to a planning application were not leading to the matter being considered by the authority's Planning Cttee. Matters were only being referred to elected members where the relevant DCllrs were permitting this to happen. A response confirmed that a PC objection is not now a basis for referral. Members may request applications be reported via a request form found in the Charter.
10. **PLANNING APPLICATIONS:** *to consider a response to Applications received..*  
**B/15/00601/FHA - 28 Collimer Close, Chelmondiston, IP9 1HXs**  
*Erection of single storey side & rear extensions.*  
[Case Officer: James Claxton]  
The Chairman confirmed she had visited the site, situated within the AONB and had spoken with the neighbours. They would be submitting their objections to BDC.  
The owners of no. 29 (not present at the meeting) had expressed concerns, to the Chairman that the development was too big for the site.  
The daughter of the owner of no. 27 came to represent her mother's views and to re-iterate the concerns her mother had expressed to the Chairman.  
The applicants were present to put forward their plans, answer and explain any queries.

*Relationship with adjacent sites with regard to Policy HS33:*

It was considered the proposed extension:

- a) would not really blend in with regard to scale and mass, with the neighbouring properties, as it would be so much bigger and extending so far behind the property. [Over development.]
  - 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
- e) sufficient space had not been made available to park a number of vehicles off road, within the curtilage of the dwelling due to the removal of the garage.

*General observations:*

- \* It was noted that associated vehicles of the property were using the community open space grass areas for parking, which is unacceptable.
- \* The Cttee were 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. It was understood that this had been raised 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 Chairman asked the public for their comments and a discussion followed. The applicants suggested that the front garden could be redeveloped for parking facilities. They had also conferred with the builder about the sewer system.

The Chairman made it clear that the Cttee's recommendation had to be based on the present plans and documents that had been received.

**Proposal:** to recommend REFUSING the application on the basis of size; the lack of parking; 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

The Chairman thanked the public and one person took their leave.

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

**B/15/00098/TPO - Oak Lodge, Hill Farm Lane, Chelmondiston, Ipswich, IP9 1JU**

*Reduction of crown of Sycamore tree (T3) by 30% and associated works, protected by Tree Preservation Order BT 84/T3* Permission GRANTED by Babergh DC

**B/14/01550/FUL - Halcyon, Pin Mill Rd, Chelmondiston IP9 1JN**

*Erection of replacement dwelling.* Permission GRANTED by Babergh DC

The Chairman read through the conditions. It was noted that SCC Highways had commented on the steepness of the driveway entrance off the Pin Mill Road, which led to two properties.

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

Following approval of the application Cllr Deacon had been informed that there was £113,500 allocated to the highway safety works through Shotley, Chelmondiston, Woolverstone and Freston. The trigger points for this start is 30 homes (occupied) with all works complete by 150 homes. (Other triggers being 60 homes, 90 homes and 15 homes for the balance).

**Proposal:** to write to SCC Highways to reinforce that the PC be consulted prior to any traffic calming measures, pertinent to the parish, being implemented.

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

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

BDC/MSDC have issued a *Joint Planning Local Enforcement Plan* (see BDC website).

**13.1 Church Road: Oversized building in garden - BDC Reference No: B/15/00029/ENF and UN/15/01350.**

Clerk had received several e-mails from resident regarding concerns over the progress of the situation. The resident had been corresponding with BDC who are aware that the development fails to meet Building Regulations and that it is also in Breach of Planning. It is understood that the owner has been invited to submit a planning application. However, no time limit has been mentioned. This was first reported in February 2015.

**13.2 Pin Mill Jetty:** Reference No: B/14/01403/FUL

Since the application was approved there seems to be no further movement regarding the Restriction of Use of Development put on the application. No time limit mentioned.

Re **13.1** and **13.2** - it was agreed for the Clerk to write to the Case Officers and Enforcement to enquire about the authority's policy on time limits, where applicants are in Breach of Planning or Planning Conditions and whether time limits have been imposed in either of these cases.

**14. TPO on Sycamore tree at Oak Lodge:** *to consider requesting the removal of the TPO*

Take to next meeting.

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

The eco house in Lings Lane - holiday let. Possible Change of Use of office. Agenda

The Chairman gave her apology in advance for absence at the July meeting.

**16. DATE OF NEXT PLANNING COMMITTEE MEETING: TUESDAY 14<sup>th</sup> JULY 2015 in the PAVILION at 7.30pm..... if applications are received.**

There being no further business, the Chairman thanked everyone and closed the meeting at 8.17pm.

Signed .....*Rosie Kirkup*.....

Date .....*15/09/2015*.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup at the meeting held on 15<sup>th</sup> September 2015. The meeting advertised for 14<sup>th</sup> July 2015, was cancelled due to no applications being presented.