

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the VILLAGE HALL on Tuesday 3rd MAY 2016 at 6.45pm.

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

In attendance: Parish Clerk

Public: 3 members of the parish. 3 other people attending.

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. **CIL:** Community Infrastructure Levy

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.

1. **Welcome by Chairman:** *Cllr Colin Keeble* as Vice Chairman of this Committee took the Chair and opened the meeting at 6.50pm and welcomed everyone
2. **Apologies for Absence:** *to receive apologies.* Cllr R Kirkup would be late. She sent her apology.
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.*
B/16/00394 - Cllr Fox declared a non-pecuniary interest. He had known the applicant for years.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 12th April 2016*
The minutes were taken as read and were agreed to be a true record by those who had been present and the Chairman, Cllr Keeble was given the authority to sign.
6. **Public Participation Session:**
 - 6.1 *for the public to talk to Cllrs about items on the Agenda*
The applicant and 2 agents/architects were present for **B/16/00394/FUL**
 - 6.2 *to discuss possible future applications with applicants prior to their being submitted to Babergh DC.* This to be arranged the Clerk prior to the meeting.
None.

Cllr R Kirkup arrived; apologised for her late arrival and took the Chair. She thanked Cllr Keeble for standing in for her.

7. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 3rd May 2016 and to take any action considered necessary.*
 - 7.1 **Suffolk Coastal District:** Notification of a public consultation of 2 Local Plan documents which are to assist in the delivery of the Core Strategy adopted in July 2013.
1) *Site Allocations and Area Specific Policies.* 2) *Felixstowe Peninsula Area Action Plan.*
The documents are available to view on-line. *See Suffolk Coastal website.*
 - 7.2 **Department of Communities & Local Government:** Response from the government re the petition about giving parish councils the right to appeal planning decisions.
“The Government does not believe that a right of appeal against the grant of planning permission for communities, including parish councils is necessary.” The response explains the reasons why.
8. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*
The Chairman brought forward the following:
B/16/00508/FHA – 23 St Andrews Drive, Chelmondiston, Ipswich, IP9 1HU
Installation of oil tank forward of dwelling. [Case Officer: James Claxton]
There followed a brief discussion.
Proposal: To recommend SUPPORTING the application
Proposed: Cllr A Fox **Seconded:** Cllr M Stevens **Vote:** all in favour

The Clerk advised that an application had arrived after the posting of the agenda for the felling of a Tree in the Conservation Area.

B/16/00549 – Shore Cottage, Pin Mill, Chelmondiston, Ipswich IP9 1JR*Fell Ino. Silver Birch Tree* [Case Officer: David Pizzey]

Photos were shown of the tree, which was suffering from rot at its base and was leaning towards a neighbouring property.

Proposal: to recommend SUPPORTING the application

Proposed: Cllr J Deacon **Seconded:** Cllr J Hawkins **Vote:** all in favour

B/16/00394/FUL - The Crow's Nest, Pin Mill Road, Chelmondiston, Ipswich, IP9 1JN

Erection of replacement dwelling following demolition of existing. Erection of detached garage with accommodation above. [Case Officer: James Claxton]

The Chairman read out the main points of a letter received from the applicant. The plans were viewed by the Committee. The Chairman, as per **Item 6.1**, invited the applicant and the agents to explain certain aspects and answer questions.

With the *Public Participation Session* closed, there followed a lengthy discussion.

Points taken into consideration – with due regard to Babergh’s Policy CS11 and the Chelmondiston Village Design Framework:

*The previous application for the development of the site had been for 3 large modern dwellings.

* Applicant and the agent had several meetings with Babergh’s planning department to discuss the type of development that would be acceptable in this sensitive area. The advice given was for a more modern dwelling than the functional 1960’s style building that sits on the site at present.

The applicant would have preferred something more traditional.

*One dwelling did not appear unduly to affect the abutting Conservation Area.

*The height of the roof line is only slightly higher than the apex of the original dwelling.

*The design, size and scale (same footprint) would be in proportion with a neighbouring property.

* The access drive onto Pin Mill Road, which had been of concern, has been cleared of undergrowth thus providing a safer line of vision onto the road with considerably less traffic movements likely than would have been the case in the previous 3-dwelling application.

Some concerns were raised about the visual prominence of the proposed building from the shoreline, specifically the light colour of the upper storey and the size of the windows, however it was noted that the planting of trees and hedges has already begun, and these will eventually provide some screening and soften the lines of the proposed new building.

Proposal: to write recommending SUPPORTING the application on the basis of the points listed above.

Proposed: Cllr Dot Cordle **Seconded:** Cllr C Keeble **Vote:** all in favour

The members of the public left the meeting.

9. PLANNING DECISIONS: *to consider a response if required.* No decisions.

10. JETTY - Pin Mill – update

14/04/16 – e-mail from Simon Bailey (Enforcement Officer, BDC). Following discussions with relevant parties, a decision has been made NOT to pursue a new application to revise use of the jetty.
18/04/16 – e-mail to R Kirkup (private address) from Ian Saunders (PMBMCIC). A summary of the PMBMCIC’s history/present position and why the Company is considering re-applying for full business use, which would cover the *Twee Gebroeders* (holiday let barge). Following a further issue with *Onderneming*, which has also advertised holiday/long term lets, the Company has been in communication with BDC Enforcement and as a result notices to leave the jetty have been sent to the owners of both vessels.

28/04/16 – e-mail from Ian Saunders. As neither vessel have complied with the PMBMCIC notice to vacate, details have been sent to BDC’s enforcement team for their consideration.

11. Small Scale Development Options: *to discuss* - Taken to main PC meeting.

12. Report from Cllrs and Clerk: *on items to be considered for next agenda (if necessary.)* None.

13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 24th MAY 2016 in the Pavilion at 7.30pm..... if applications are received.

There being no further business, the Chairman thanked everyone and closed the meeting at 7.35pm.

SignedRosie Kirkup.....

Date24/05/2016.....

These minutes were agreed to be a true record and were signed by Cllr R Kirkup, the Chairman, at the meeting held on 24th May 2016.

