

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the VILLAGE HALL on Tuesday 6th SEPTEMBER 2016 at 6.45pm.

Present: Cllr Keeble, Cllr Fox, Cllr M Stevens, Cllr J Hawkins, Cllr J Deacon and Cllr Dot Cordle.

In attendance: Parish Clerk

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 Keeble, as Vice Chairman of the Planning Cttee took the Chair, welcomed everyone and opened the meeting at 6.45pm.
2. **Apologies for Absence:** *an apology* was received from Cllr R Kirkup. This 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.*
B/16/01123 – Cllr Stevens declared a non-pecuniary interest, as he was related to the applicant (property owned by BDC).
B/16/01081- Cllr Dot Cordle – declared a non-pecuniary interest, as she was related to the applicant by a family marriage only.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 16th August 2016.*
The minutes were taken as read and were agreed to be a true record of the meeting by those who had been present. The Chairman was given the authority to sign.
6. **Public Participation Session:**
 - 6.1 *for the public to talk to Cllrs about items on the Agenda.* None present.
 - 6.2 *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.
7. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 6th September 2016 and to take any action considered necessary.*
 - 7.1 Mrs Edwards – Tree and hedge works.
After a discussion

Proposal: to write to Mrs Edwards and Mr Pizzey (Planning Officer at BDC) to request that applications go through the formal process in fairness to other applicants.
Proposed: Cllr A Fox **Seconded:** Cllr J Hawkins **Vote:** all in favour.
8. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*

B/16/01123/ - 22, St Andrews Drive, Chelmondiston, IP9 1HU
Erection of new oil tank in front garden, (existing oil tank to be removed).
[Case officer: James Claxton]
A discussion followed ...

Proposal: to recommend SUPPORTING the application.
Proposed: Cllr J Deacon **Seconded:** Cllr Dot Cordle **Vote:** 4 in favour; 1 abstention; 1 no vote.

The following application did not arrive in time for it to be displayed on the agenda but Cllrs agreed for it to be considered.

B/16/01197/TCA – Valley Cottage, Pin Mill Road, Chelmondiston, IP9 1JJ
Crown reduction of 1no. False Acacia Tree
[Case officer: David Pizzey]
Proposal: to recommend SUPPORTING the application.
Proposed: Cllr Dot Cordle **Seconded:** Cllr M Stevens **Vote:** all in favour

B/16/01081/FUL – White House Farm, Shotley Road, Chelmondiston, IP9 1EE

*Conversion & extension of redundant agricultural buildings into 2, detached dwelling units, replacing existing vehicular access with new access in a new location.
Erection of new cart lodge garage. [Case officer: James Claxton]*

Unit 1 comprised of the large barn and the adjoining buildings. An 8 bedroomed redevelopment running along 3 sides of an open yard.

Unit 2 comprised of a separate new dwelling supporting 2 bedrooms.

It was noted that the *Heritage Asset Assessment* and the *Ecology Survey Report* were only available on-line. Clerk had informed Cllrs of this prior to the meeting.

This application was discussed at great length. The farm is within the AONB and is outside of the village envelope.

Proposal: to recommend REFUSING the application for the following reasons:

- The size of *Unit 1* (8 bedroomed) is considered inappropriate to the residential needs of the village – the current requirement is for dwelling units of 2-4 bedrooms maximum.
- Parking areas shown appear to be inadequate for the size of the property.
- The use of the site needs to be reconsidered.

Proposed: Cllr J Deacon **Seconded:** Cllr A Fox **Vote:** 5 against 1 abstention (Cllr Dot Cordle)

B/16/01100/ROC – Jetty, Foreshore, Pin Mill, Chelmondiston, IP9 1JW

Application under Section 73 of The Town & Country Planning Act (1990) to VARY CONDITIONS of no.1 attached to P.P. B/14/01403/FUL - to enable 1 holiday charter barge to be moored to Jetty. [Case officer: Lynda Bacon]

Cllrs were reminded of the Condition no.1 placed on this application and why the condition had been imposed. Contrary to this Condition, the owner of the Dutch barge *Onderneming* had been illegally operating a holiday charter business for several months whilst it was moored to this jetty.

Enforcement notices for Breach of Condition had been served on the *Onderneming* and another barge, which had been moored to this jetty. A Notice had also been served on the PMBMIC.

The *Onderneming* had since changed places with the adjacent barge so that it would not be directly alongside the jetty, thus evading the enforcement issue. The owner has continued with his holiday charter business. Clientele can only access the *Onderneming* by way of **this jetty**. They have to then cross over the other barge to get to their quarters.

The Cttee discussed the Planning Statement (TP/1335/TDH). The main points raised:

- Waste Management – there is no sewage or general waste facility at Pin Mill. *Foul water and sewage* has recently been seen in this area and complaints have been made to the Local Authorities and the Environment Agency. The area in front of Pin Mill Common is constantly used by adults and children for swimming, paddling, boating and canoeing.
- Residential Use - The PC are convinced that the quality of this public amenity should not be put at risk by establishing the principle of residential use. This stance is consistent with the constraint incorporated into the management practices of the Pin Mill Bay Management CIC: *that residential use be confined to an area downstream from the Hard and that there should be NO residential use in the area under their management (i.e. Pin Mill Bay).*
- Rural Tourism – Pin Mill is in fact already sufficiently popular as not to need further developments to attract visitors, and indeed the area is in danger of over-exposure in Summer-months if considerable care is not taken. No shortage of holiday let accommodation in and around Pin Mill.

Therefore, there is no perceivable need for this proposed development.

If planning permission is granted to vary the Condition already set, there will be nothing to stop several barges/crafts mooring up alongside the *Onderneming* (not directly to the jetty), which will either be live-aboard or holiday lets

It was felt very, very strongly that this risk should be addressed, as a precedent is in great danger of being set.

Proposal: to strongly recommend REFUSING this application based on all points raised.

Proposed: Cllr A Fox **Seconded:** Cllr J Deacon **Vote:** All in favour.

9. **PLANNING DECISIONS:** *to consider a response if required.*
None.

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

11. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 27th SEPTEMBER 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 7.24pm.

Signed*Cllr C Keeble*.....

Date*27/09/2016*.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr C Keeble, at the meeting held on 27th September 2016.