

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the PAVILION on Tuesday 14th JUNE 2016 at 7.30pm.

Present: Cllr R Kirkup, Cllr Keeble, Cllr J Deacon, Cllr A Fox, Cllr M Stevens 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 Rosie Kirkup* opened the meeting at 7.30pm and welcomed everyone.
2. **Apologies for Absence:** apologies were received from Cllr Hawkins. These were 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.*
None.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 24th May 2016.*
The minutes were taken as read and were agreed to be a true record 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*
No public 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 14th June 2016 and to take any action considered necessary.*
 - 7.1 **B/16/00199/** - 'Fairfield' conditions of PP. The Chairman read out the conditions, which were restrictions on opening times, use and change of use.
 - 7.2 **B/16/00394/FUL** – 'The Crow's Nest', Pin Mill. *The application has been withdrawn.*
8. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*

B/16/00694/OFDW - Little Barnes Nursery, Shotley Road, Chelmondiston, IP9 1EE
Notification under Part 3 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 - Change of Use of Class B1(a) offices to Class C3 dwelling house. [Case Officer: James Claxton]
The Chairman reminded Cllrs that there had been a *notification of intent* for a change of use (permitted development) in 2013. This had not been progressed and the applicant had been advised that a full planning application would be necessary. The present agent questions the previous decision. He advises that as the office building exists and is lawful, then this is sufficient to qualify for permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. The current proposal is to change the use of the building and its curtilage only, and not the entire nursery site. A discussion followed.
Proposal: to recommend REFUSING the application, as it was considered that small businesses were vital to the sustainability of the parish and should be encouraged.
Proposed: Cllr A Fox **Seconded:** Cllr C Keeble **Vote:** all in favour

B/16/00556/FHA - 36 Collimer Close, Chelmondiston, IP9 1HX
Erection of single-storey rear extension [Case Officer: James Claxton]
The Cttee considered the proposed development in relation to the neighbouring properties.
Proposed: to recommend SUPPORTING the application.
Proposed: Cllr C Keeble **Seconded:** Cllr M Stevens **Vote:** all in favour

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

B/16/00359/FHA – Mill Farm House, Wades Lane, Chelmondiston. IP9 1EG
Erection of front & rear extensions, as amended by details received 10/05/2016
 Babergh DC have GRANTED permission.

B/16/00549/TCA – Shore Cottage, Pin Mill, Chelmondiston. IP9 1JR
Fell no.1 Silver Birch Tree

Works specified may be undertaken without any further recourse to Babergh DC.

B/16/00508/FHA – 23 St Andrew’s Drive, Chelmondiston. IP9 1HU
Installation of oil tank forward of dwelling.
 Babergh DC have GRANTED permission.

10. JETTY & Area – Pin Mill – B/14/00022/ENF residential/holiday let use – update and to take any action deemed necessary.

The Enforcement Officer had confirmed the Pin Mill Bay CIC had also been served with a Breach of Condition Notice, as the Company had control of the land. No copy of the notice had been sent to the PC. It was noted that the two boats under an enforcement notice were still in situ. It could not be confirmed that they were continuing with the holiday lets. It was also noted that the *Onderneming* had swapped berths with a neighbouring barge, which was now alongside the jetty under repair.

11. Terms of Reference: *to review and amend if necessary.*

It was suggested adding to **Item 3.3** *Future applications may be discussed with applicants prior to their being submitted to Babergh DC. This to be arranged with the Clerk prior to the meeting.*

Proposal: to update the Terms to include the above statement.

Proposed: Cllr R Kirkup **Seconded:** Cllr J Deacon **Vote:** all in favour

It was agreed for the Chairman to sign the document when written up. It was then to be presented to the Parish Council for ratification.

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

Cllr R Kirkup gave her apology as she would not be unable to attend the next meeting.

13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 5th JULY 2016 in the VILLAGE HALL at 7.00pm..... if applications are received.

SignedCllr Colin Keeble..... Date05/07/2016.....

These minutes were agreed to be a true record and were signed at the meeting on 5/07/2016 by the Chairman, Cllr Colin Keeble.