

Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the PAVILION on Tuesday 16th AUGUST 2016 at 7.30pm.

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

Public: 2 members **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:** In the absence of Cllr R Kirkup, Cllr Keeble took the Chair, welcomed everyone and opened the meeting at 7.30pm.
2. **Apologies for Absence:** were received from Cllr R Kirkup and Cllr J Deacon. Both had alternative appointments. 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.*
Cllr Fox declared a non-pecuniary interest in **Item 8**, as he was acquainted with the applicant.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 5th July 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*

The members of the public (applicant and agent) were present to discuss the **B/16/01024/FUL** application.

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.

*The Chairman brought forward **Item 8**.*

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

B/16/01024/FUL - The Crow's Nest, Pin Mill Road, Chelmondiston, IP9 1JN

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

The previous application, had been withdrawn.

The Chairman invited the applicant and agent to explain the differences between this and the previous application.

Advice had been given by the planners and an officer of the AONB, which had been taken into account. It was noted that 6 publicly accessible viewpoints had been selected with photographs showing the site as is, along with the proposed development, as it would appear over a 15-year period.

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

Points taken into consideration – with due regard to Babergh's Policy CS11, CR02 – AONB, Pin Mill Conservation Area and the Chelmondiston Village Development Framework:

- * A change to the roofline: higher/lower in places
- * Window size (smaller)
- * The façade – angled, darker in colour (material samples were shown) to blend in with vegetation
- * Landscaping had been adapted to provide better screening.

Council did not consider that this proposed development would have a detrimental impact on the AONB or the Conservation Area. Planning permission had been approved for a neighbouring property, which was also of an innovative design.

Proposal: to recommend SUPPORTING the application based on the points above and those raised on the previous application.

Proposed: Cllr Dot Cordle **Seconded:** Cllr M Stevens **Vote:** all in favour

Members of the public left the meeting.

- 7. Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 16th August 2016 and to take any action considered necessary.*

7.1 Sinclair Dalby Ltd. *Proposed Base Station Installation at CTIL206106_TEF75819 field east of Lings Lane, Chelmondiston IP9 1DX [NGR: 620267, 236961]*

Clerk reported that Cllr S Chicken, although not a member of this Committee, had declared an interest, as his field may be a possible site.

Telefonica are in the process of identifying a suitable site in the area for a radio base station to provide 2G, 3G and 4G network and are seeking views on the proposal prior to submitting a planning application. This would be for a 24m slim line lattice tower, 3 antennae and 2 600mm dishes plus installation of 2 equipment cabinets with ancillary works.

A discussion followed and concerns were raised regarding the size. Council did not feel that they should comment until presented with a full application. Clerk to respond.

Clerk reported that she had contacted *Shared Access* with the details to ascertain the current position with their mobile operators with regard to the proposed slim line mast for the playing field.

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

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. Prior approval was required. Babergh DC have REFUSED prior approval.

B/16/00556/FHA/JAC – 38 Collimer Close, Chelmondiston, IP9 1HX

Erection of single-storey rear extension.

Babergh DC have GRANTED permission.

B/16/00685/FUL/JAC - Little Barnes Nursery, Shotley Road, Chelmondiston, IP9 1EE

Change of Use from Ancillary building to dwelling house (Class 3)

Babergh DC have GRANTED permission with specific restriction on development: Staff accommodation - *occupation limited to a person solely or mainly employed, or last employed, in the business being carried out on the land, or a dependent of such person residing with him or her, or a widow or widower of such a person.*

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

Clerk had contacted Simon Bailey (Enforcement Officer) for an update on the Breach of Condition Notices. It is understood the barge Twee Gebroeders will be vacating the jetty shortly and *Onderneming* is no longer moored alongside the jetty thus SB states that the owner of the latter has complied with the requirements of the Breach of Condition Notice. Therefore, no further action will be taken at this stage.

A discussion followed. It was noted that the *Onderneming* had changed moorings with the adjacent vessel (undergoing repairs), which was now moored alongside the jetty. *Onderneming* can only be accessed by crossing over this vessel, which in turn is only accessed by the jetty.

Proposal: to respond to SB. *Onderneming* is technically still accessed by the jetty and if it continues to take on holiday lets then the situation with the Breach of Condition has not changed.

Proposed: Cllr A Fox **Seconded:** Cllr J Hawkins **Vote:** all in favour

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

Affordable Housing and s106: As a result of a High Court decision the Ministerial Statement in 2014, which excluded developments of 10 units or 1,000sqm or less from affordable housing requirements and “tariff based” contributions has been quashed. BDC will therefore, reinstate its previous approach.

- 12. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 6th SEPTEMBER 2016 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 8.15pm.

SignedCllr C Keeble.....

Date06/09/2016.....

These minutes were agreed to be a true record and were signed by the Chairman of the meeting, Cllr Colin Keeble at the meeting held on 6th September 2016.