

Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the *METHODIST HALL* on Tuesday 10th JANUARY 2017 at 6.45PM.

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

In attendance: Parish Clerk

Public: 2 residents of the parish. [2 residents attended later during the meeting.]

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.

This does not extend to live verbal commentary.

1. **Welcome by Chairman:** *Cllr Rosie Kirkup* opened the meeting at 6.45pm and welcomed everyone.
2. **Apologies for Absence:** *an apology* was received from Cllr Deacon, which 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.*
Item 8: B/16/01719/FUL – *Foresters Arms.* Cllr Kirkup declared a pecuniary interest as a property she owned bordered the application site.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 20th December 2016*
These 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 public present wished to speak on the Foresters Arms 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.*
No requests received.
7. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 10th January 2017 and to take any action considered necessary.*
No correspondence received.

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

The Chairman brought forward application B/16/01719/FUL for the benefit of the public.

Cllr Kirkup, (Chairman), gave a brief outline of the proposals. She confirmed she had responded to this application in her own right (not as a Cllr).

Cllr Kirkup left the room (See Item 4). Cllr Keeble, as Vice-Chairman took the Chair.

B/16/01719/FUL – Foresters Arms, Main Road, Chelmondiston, Ipswich, IP9 1DY

Erection of 1 no. building comprising of 3 no. terraced dwellings (following demolition of existing building) [Case Officer: Melanie Corbishley]

The meeting was closed and the public were invited to comment. Points/concerns raised were as follows:

- Design Statement was factually incorrect, stating the property was outside of the AONB. It is sited within the Suffolk Coast & Heath AONB.
- The style, size, especially the height and materials of the proposed properties were not in keeping with the adjacent and adjoining properties but would be more suited to an urban environment.
- First floor balconies would be overlooking neighbouring gardens.
- Consideration has been given for wheelchair access internally i.e. wider doors but there appears to be no wheelchair access into the property.
- There is no need in the village for any more 4/5 bedroom houses.
- There was no recent ‘change of use’ application.

Boundaries and land levels

* No account appears to have been taken of the differences in the land height between the proposed development and the neighbouring gardens to the west of the site, where the land is several feet higher. Due to demolition works on the site some months ago, these gardens have experienced serious slippage and residents have had to shore up their fencing.

* Part of the boundary fence at the rear of the property, which borders consecrated land of the Baptist Chapel has also been broken down.

Two more neighbouring residents entered the meeting.

* No mention has been made regarding the party wall and the chimneys adjoining the neighbouring cottage. Residents are very concerned as to the stability of this wall following internal demolition works.

The Chairman thanked the public and opened the meeting for Cllrs to discuss the application.

A lengthy discussion followed.

Proposal: to recommend REFUSING the application taking into account the points raised.

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

Clerk would write, incorporating all points raised, having regard to the relevant planning policies and would request that Babergh DC should insist that the boundary areas to the other properties be shored up and reinstated and the party wall inspected for safety reasons prior to any further works being carried out.

Members of the public thanked the Council and 3 left the meeting.

Cllr Kirkup returned to the room and took the Chair. She thanked Cllr Keeble for standing in.

B/16/01696/FHA – Haven End, 1 Richardson Lane, Chelmondiston, Ipswich. IP9 1HP

Erection of 2-storey side extension front extension & detached single garage.

[Case Officer: Matthew Harmsworth]

A discussion followed. It was not felt that the development would impinge unduly on the neighbouring properties.

Proposal: to recommend SUPPORTING the application.

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

B/16/01698/FHA – Mill Farm House, Wades Lane, Chelmondiston, Ipswich, IP9 1EG

Erection of 2-storey side extension and first floor balcony & erection of two-bay cartlodge with attached gym. [Case Officer: Matthew Harmsworth]

A discussion followed. Although this was a considerable development, which sits within the AONB, it was not considered this would impinge unduly on the surrounding countryside or the residents of the parish.

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

Babergh DC have given notice that the following application for P.P. has been GRANTED

B/16/01435/ADV - National Trust Woodlands, Pin Mill, Chelmondiston, Ipswich IP9 1JW

Application for Advertisement Consent. Erection of 2no. Site map boards.

Babergh DC have given notice that the following application for P.P. been REFUSED

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

Application under S. 73 of the Town & Country Planning Act (1990) to vary condition 01 attached to P.P. B/14/01403/FUL – to enable 1no. holiday charter barge to be moored to jetty.

10. Pin Mill Jetty – Enforcement update if available

Onderneming: Simon Bailey, the Enforcement Officer, had confirmed he would be reviewing the situation with regard to compliance with the Breach of Condition Notice, in due course.

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

No reports.

12. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 31st JANUARY 2017 in the PAVILION at 7.30pm..... if applications are received.

There being no further business the Chairman thanked everyone and closed the meeting at 7.25pm

Signed ...Cllr Rosie Kirkup.....

Date ...31/01/2017.....