

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the PAVILLION on Tuesday 18<sup>th</sup> JULY 2017 at 7pm.**

**Present:** Cllr R Kirkup, Cllr Keeble, Cllr M Stevens, Cllr J Deacon, Cllr Dot Cordle, Cllr J Hawkins.

**In attendance:** Parish Clerk

**Public:** None

**Abbreviations:** Cllr: Councillor. PC: Parish Council. BDC: Babergh District Council.

SCC: Suffolk County Council. B/MSDCs: Babergh/Mid Suffolk District Councils.

PMBMCIC: Pin Mill Bay Management Community Interest Company. CIL: Community Infrastructure Levy

LCPAS: Local Council Public Advisory Service. SALC: Suffolk Assoc. of Local Councils.

The Committee members were reminded by the Chairman 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 Kirkup opened the meeting at 7pm and welcomed everyone.  
**Apologies for Absence** – were received from Cllr Fox and Cllr Hammond and were accepted.
2. **Dispensations:** *to consider any requests.*  
None received.
3. **Declaration of Interests:** *to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.*  
None received.
4. **Minutes of the Meeting:** *to agree minutes of the meeting held on 6<sup>th</sup> JUNE 2017.*  
These minutes were agreed to be a true record by those who had been present and the Chairman was given the authority to sign.
5. **Public Participation Session:**
  - 5.1 *for the public to talk to Cllrs about items on the Agenda.*
  - 5.2 *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 Public present.
6. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 18<sup>th</sup> JULY 2017 and to take any action considered necessary.*
  - 6.1 **BDC - Interim 5 Year Housing Land Supply Statement**  
A report on the BDC's interim position on their 5-year housing land supply. The annual rate of housing delivery has declined since 2013 and there has been more of an emphasis on delivering developments in rural areas. *See also report Item 11.*  
Members thought the peninsula was providing more than the fair share of BDC's target total of 1050 dwellings in rural areas by 2030, with 150 Shotley Marina, 12 at Shotley Lodge (facing the pier), 285 at Ganges and 78 at Holbrook. It was considered the Cttee should write to Bill Newman and BDC Planning to express our concerns.
7. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*  
NONE  
Cllr Kirkup mentioned that notices of a hoax application had been posted at Pin Mill.
8. **PLANNING DECISIONS:** *to consider a response if required.*  
Babergh DC have **GRANTED** Planning Permission for the following:  
**DC/17/02681 - White House Farm**, Shotley Road, Chelmondiston. IP9 1EE  
Discharge of conditions application for B/16/01081/FUL - Condition 10 (Landscaping)  
**B/17/01118 – ‘Highlands’**, Shotley Road, Chelmondiston. IP91EE  
Erection of 4-bedroom dwelling, detached garage and construction of new vehicular access.  
**B/17/01121 - 75 Woodlands** Chelmondiston Ipswich IP9 1DU  
Erection of single storey rear extension.  
**B/17/00972 – ‘Samphire’**, Shotley Road, Chelmondiston. IP91EE  
*Erection of 2 storey side/rear ext. & alter. to roof form to facilitate loft conversion with dormer window.*  
**B/17/00516 – 4 Main Road**, Chelmondiston IP9 1EA  
*Construction of new vehicular access and off-road parking.*  
No response to these decisions was thought necessary.

**9. APPEAL Under s78 of Town & Country Planning Act 1990**

*Appeal Ref:* APP/D3505/W/17/3124045

*Location:* Little Barnes Nursery, Shotley Road, Chelmondiston. IP9 1EE

*Proposal:* Change of Use from Ancillary Building to Class C3 dwelling house.

*Date:* 15/06/2017 to 20/07/2017.

Cllr Kirkup explained that the applicant was appealing against the land being ‘tied’ to the dwelling sited within the nursery grounds. This Committee had previously recommended the accommodation should remain attached to the business.

Members were asked to consider whether it would be appropriate to suggest to the Inspectorate that the land, a brownfield site, could be used for affordable social housing.

A discussion followed.

**Proposal:** to write to the Inspectorate to confirm that the ancillary use should remain unless the plot be exclusively used for Affordable Social Housing to meet the documented community need, given that the PC would likely support a community path linking the village with the nursery site, a new dwelling within the grounds of ‘Highlands’, adjacent to the nursery site, and the White House Farm barns redevelopment.

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

**10. Pin Mill:**

**10.1 ‘Onderneming’** – Enforcement update if available.

Clerk had written again to Enforcement (22/06/17) c.c’d to other relevant parties.

Enforcement confirmed the intention was to progress further formal enforcement action against the owner of the vessel ‘Onderneming’ via prosecution in the Magistrates Court.

Clerk since understood that the vessel may have been sold. BDC had been informed.

**11. Neighbourhood/Development Plans: Update if available**

Cllr Deacon reported on a meeting he attended at Woolverstone PC.

BDC currently has planned developments for only just over 3 years’ worth of houses and is deemed therefore to have a *land shortfall* (more accurately a *housing shortfall*), and is therefore subject to special measures. Because of this ‘special measures’ situation, the Local Plan is set aside, and the NPPF prevails, which means that ‘*the local authority must approve submitted plans unless it can be demonstrated that the build would have a net adverse effect on the environment, or it is specifically restricted in the NPPF*’. This situation will continue until there is a build-plan in place to cover the houses required over the next 5 years.

Additionally, the Local Plans for both BDC and MSDC are deemed to be invalid as they are based on outdated data. As well as meeting the above building plan, a new Local Plan covering MSDC/BDC is therefore required asap. Bill Newman (BN) has been engaged to draft this. A Local Plan would normally take 3-4 years to complete, but BN is targeting to complete in 2 years (by Spring 2019), the shortest time possible. Public consultation on the first draft is imminent.

Cllr Deacon was waiting on further information from DCllr D Davis prior to submitting a more detailed report.

**12. Report from Cllrs & Clerk - to be considered for next agenda (if necessary.)**

\*Clerk questioned whether now would be the time to contact other peninsula parishes for a more coordinated approach to the problems of over-development on the peninsula, and the lack of proper sustainable infrastructure.

\*DCllr D Davis had confirmed that BDC did not as yet have a Brownfield site register. The Government requires this to be completed by the end of 2017.

**13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 8<sup>th</sup> AUGUST 2017 in the PAVILION at 7.00pm ..... if applications are received.**

There being no further matters, the Chairman thanked everyone and closed the meeting at 7.53pm.

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

Date .....08/08/2017.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup at the meeting held on 8<sup>th</sup> August 2017.