

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the *PAVILLION* on Tuesday 19<sup>th</sup> SEPTEMBER 2017 at 7pm.**

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

**In attendance:** Parish Clerk

**Public:** 3

**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 & Apologies for Absence.**

The Chairman opened the meeting at 7pm and welcomed everyone. Apologies for absence were received from Cllr Hammond - work and Cllr Deacon - appointment. These were accepted.

**2. Dispensations: to consider any requests.**

A Partial Dispensation had been requested in writing by the Chairman, Cllr Rosie Kirkup, prior to the meeting with regard to the Foresters Arms application and any further applications for the Foresters Arms that may be presented over a following four-year period. The Clerk had consulted with the Vice Chairman, Cllr C Keeble and the dispensation was agreed.

**3. Declaration of Interests: to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.**

Cllr Kirkup declared a pecuniary interest in DC/17/04302 as she part-owns a small property in Chesapeake Close, whose garden bordered the site. *See Item 2 Dispensations.* She would leave the room whilst the application was discussed and recommendations made.

**4. Minutes of the Meeting: to agree minutes of the meeting held on 5<sup>th</sup> September 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.**

The 3 members of the public were all associated with the development of the Foresters Arms.

**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.**

None.

**6. Correspondence: To report/respond to general correspondence undertaken/received before the meeting on 19<sup>th</sup> September 2017 and to take any action considered necessary.**

None.

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

**DC/17/04302/ - Foresters Arms, Main Road, Chelmondiston, Ipswich IP9 1DY**

*Demolition of the existing building and erection of 3 terraced houses.*

(Consultation expiry date - 20<sup>th</sup> September 2017)

[The PC had an extension until 21<sup>st</sup> September to submit recommendations.]

The Clerk confirmed that BDC had not sent out any plans as requested so she had copied them off BDC's site.

*The Chairman invited the public to speak and Mr Summers gave an account of the development to date and explained the modifications that had been made, following the refusal of the previous application.*

The Chairman read out the on-line letters from residents, including her own points of view.

The points raised were addressed by the developers.

*The Chairman then left the room and Cllr Keeble, as Vice Chairman took the Chair.*

There followed a lengthy discussion between Cllrs and when appropriate, with the developers.

The developers were asked whether they had conferred with the neighbouring cottage residents.

Cllrs felt that some of the points raised could have been incorporated within the application documents, which may have alleviated neighbours' concerns.

**Main concerns raised:**

Cllrs took into consideration the concerns that residents had expressed on-line.

- *AONB* – No mention has been made in the application documents that the site sits within the AONB and Cllrs felt that this should be taken into consideration when looking at appropriate design.
- *Size* – the extension of all 3 floors to the rear (North) of the property exceeds the original footprint by a large amount and will overshadow the gardens of the adjacent cottages.
- *Rear windows* - It was thought that these were very large and out of keeping with local properties.
- *Front façade* – Generally, this was thought to be an improvement on the previous application.
- *Parking* - Access for vehicles onto the Main Road from the steep gradient garage/parking areas was considered to be hazardous.

*The developers said that this had been approved by Highways.*

- *The Party Wall* – of the East side of the building was specifically relevant to the adjoining cottage, as it housed the chimneys of both buildings and also acted as a boundary/barrier for a large part of the cottage's front garden.

*The developers were adamant that the party wall and the chimney would be made good and that a proper Party Wall Agreement would be discussed.*

- *Trees at the rear of the property* - Concerns that these may be cut down in the future thus leaving the properties bordering the site open to further visual intrusion from the proposed development, especially from the first-floor balconies.

*The developers were in agreement that the trees would not be cut down.*

- *Boundary fences* – It was noted that the site land was approximately 2 meters lower than the gardens of the bordering properties on the West side of the development. Slippage had already occurred with neighbouring fences collapsing since some of the bank had been cut back.

It was very strongly suggested that the West boundary should be reinforced with a solid wall.

*The developers were in agreement that a solid wall would be put in place and further boundaries to the South and East would be properly fenced.*

**Proposal:** In principle, the Cttee supported the application. However, if BDC were of a mind to grant this application then it was highly recommended that conditions should be applied, especially with regard to the Party Wall; the permanent conservation of the trees; the building of a solid wall on the West boundary and solid fencing on the North and East boundaries. Assurances should also be obtained from the developers that the residents of the adjacent cottages should be kept informed at all times of any proposed activity with regard to demolition works.

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

*Cllr Rosie Kirkup returned to the room and took the Chair.*

*The developers thanked the Cttee and took their leave.*

**DC/17/04588/-Area behind the Peninsula Recycling Centre, Main Road, Chelmondiston IP9 1EZ**

*Construction of flat chalk pad for short term storage of organic manures/compost and/or farm produce.*

*This application had NOT been put on-line and no documentation had been received by the Clerk in time for this meeting. The Cttee, therefore were not able to make a recommendation.*

The Clerk had received an email from the applicants, which had been forwarded to all Cllrs explaining exactly what the proposed chalk pit would be used for. Concerns were raised about the access and egress of Walkers Lane onto the Main Road (which led to the proposed site) and it was questioned whether a more favourable site could be found.

Concerns were also raised about the conservation of an Oak tree on the corner of Walkers Lane, which may have to be cut back or felled for access.

**Proposal:** to ask BDC for a TPO to be placed on the Oak Tree.

**Proposed:** Cllr M Stevens **Seconded:** Cllr C Keeble **Vote:** 4 in favour 1 against

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

**DC/17/03674 – Gravel Pitt Farm, Main Road, Chelmondiston Ipswich IP9 1EZ**

*Construction of flat chalk pad for short term storage of organic manures/compost and/or farm produce [Application WITHDRAWN]*

- 9. Neighbourhood/Development Plans:** *Update on letters sent to local parishes-if available.*  
Letters had been received from Tattingstone and Freston. Holbrook may be working towards having their own Plan but would keep other parishes informed.
- 10. DRAFT Local Plan Consultation:** updates.  
Cllrs discussed the matter and some sections had been looked at already. Further discussions regarding a response would continue at the next meeting.
- 11. Pin Mill:**  
*'Onderneming'* – Enforcement update if available.  
No update available.
- 12. Report from Cllrs & Clerk - to be considered for next agenda (if necessary.)**  
\*Clerk reported that the Little Barnes Nursery Appeal had been dismissed. Take to next meeting.  
\*Cllr Dot Cordle reported that BMSDC officer, Lee Parker (Portfolio holder – Planning) had spoken at the Babergh Area SALC meeting and had confirmed that planning documents would be sent out to PC if requested.
- 13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 10<sup>th</sup> OCTOBER 2017 in the PAVILION at 7.00pm.** A response to the Draft Local Plan Consultation will be discussed at this meeting.

There being no further business, the Chairman thanked everyone and closed the meeting at 8.15pm.

Signed .....Cllr R Kirkup.....

Date .....10/10/2017.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup, at the meeting held on 10<sup>th</sup> October 2017.