

Minutes of the Meeting of the PLANNING COMMITTEE of CHELMONDISTON PARISH COUNCIL held in the VILLAGE HALL on Tuesday 6th JUNE 2017 at 7pm.

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

In attendance: Parish Clerk

Public: 1

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 R Kirkup opened the meeting at 7pm and welcomed everyone.
2. **Apologies for Absence:** *to receive apologies.*
None.
3. **Dispensations:** *to consider any requests.*
None brought forward.
4. **Declaration of Interests:** *to receive pecuniary & non-pecuniary interests from Cllrs on items to be considered at this meeting.*
None at this time.
5. **Minutes of the Meeting:** *to agree minutes of the meeting held on 16th May 2017.*
These minutes were taken as read and were agreed to be a true record by those who had been present and 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.*
None.
 - 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.*
**** Peter Wells Architects** – to discuss possible development plans
 The Chairman invited Mr Wells to speak but made it clear that the Cttee were not in a position to make any recommendations, as this was NOT a planning application.
 Cllrs were shown a drawing of a possible housing scheme for an area of land running along the Main Road and down Lings Lane. A greenfield site, outside but bordering the village envelope. The Architects was working with the landowner and had approached BDC approximately 6 months ago to discuss a possible development.
 The proposals follow the guidance given by Babergh DC in their May 2016 SHLAA ‘Call for Sites’. Phase 1: with 18no. dwellings with 6 ‘affordable’ units and possibly a further Phase 2: with 14no. dwellings and 5 ‘affordable’ units. The affordable housing would be for local people, through a housing association.
 A discussion followed with questions being asked by the Committee.
The Chairman thanked the Architect for coming.
7. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 6th JUNE 2017 and to take any action considered necessary.*
No Correspondence.
8. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*
No applications received.
9. **PLANNING DECISIONS:** *to consider a response if required.*
No decisions received.

10. Pin Mill:

10.1 ‘Onderneming’ – Enforcement update if available.

The Secretary of the PMBMCIC had enquired whether the PC had previously contacted the Environment Agency regarding possible blackwater/sewage discharge from both the *Onderneming* and the *Blacksmith Barge*.

Clerk had written on several occasions to BDC’s Enforcement Officer with some mail copied to the Chairman of the PMBCo. Clerk had suggested to the Officer that Cllr Kirkup was willing to meet with him for a site visit and had emailed the Officer again prior to the planning meeting but had received no response. It is understood that the Chairman of the Company had been told that an enforcement order had been served.

Proposal: Clerk to write to the Environment Agency regarding possible sewage/blackwater being discharged into the Pin Mill Bay area.

Proposed: Cllr R Kirkup **Seconded:** Cllr A Fox **Vote:** All in favour

11. Electronic Communications with Parish Councils – *Changes to Planning Consultations*

Planning Decision Notices – BDC will now send by email. All decisions are retained and published on the BDC website so the authority considers that there is now no need to store paper copies.

Changes to Parish Consultations sent from 1st June 2017 – Consultations on new planning applications will be sent by email and documents will be on the BDC website. BDC will continue to send hard copy of documentation for major applications only. Paper copies of documentation can be requested by email on a case by case basis.

Parish Comments – Clerks will be able to register and respond to new applications received after 1st June 2017.

Agenda for main PC meeting – purchase of equipment to view applications electronically.

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

1/ *Town & Country Planning (Brownfield Land Register) Regulations 2017 and (Permission in Principle) Order 2017*. Clerk suggested an enquiry should be made to BDC as to whether they have a *Brownfield Land Register*, which according to Government should be completed by December 2017.

The registers are expected to include all brownfield sites irrespective of their planning status. The register of sites will be included in the 5year land supply for a planning authority.

2/ Clerk to check with BDC, the conditions of planning permission granted for a local site with regard to the removal of an asbestos shed and whether it was appropriately dealt with.

13. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 27th JUNE 2017 in the PAVILION at 7.00pm if applications are received.

There being no further matters to discuss, the Chairman thanked everyone and closed the meeting at 7.29pm.

Signed*Rosie Kirkup*.....

Date18/07/2017.....

These minutes were agreed to be a true record and were signed by the Chairman of the meeting, held on 18th July 2017. The meeting scheduled for 27th June was cancelled.