

**Minutes of the Meeting of the PLANNING COMMITTEE of *CHELMONDISTON PARISH COUNCIL* held in the PAVILLION on Tuesday 8<sup>th</sup> AUGUST 2017 at 7pm.**

**Present:** Cllr R Kirkup, Cllr Keeble, Cllr M Stevens, Cllr J Deacon, 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, Cllr Hammond and Cllr Dot Cordle 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 18<sup>th</sup> JULY 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 were present.
6. **Correspondence:** *To report/respond to general correspondence undertaken/received before the meeting on 18<sup>th</sup> AUGUST 2017 and to take any action considered necessary.*  
No correspondence received
7. **PLANNING APPLICATIONS:** *to consider a response to Applications received.*  
**DC/17/03674 – Gravel Pit Farm, Main Road, Chelmondiston Ipswich IP9 1EZ**  
*Construction of flat chalk pad for short term storage of organic manures/compost and/or farm produce.*  
Following a lengthy discussion, the Cttee were not prepared to support this application until further clarification is presented.
  - This application does not relate to the nearby Gravel Pit Farm. We understand that the land may have once been known as the gravel pit (field).
  - Access to/from the Main Road (B1456) is inadequate; very poor visibility. No indication has been given as to how the ‘pad’ will be accessed.
  - No indication has been given as to what is meant by ‘short term’.
  - The map does not accurately show the existing RoW, which should not be impeded in any way
  - It is understood that two neighbouring landowners have expressed concerns.
  - It is understood that the adjoining landowner, on the west side, has not been officially notified of this application.

Clerk to inform BDC.
8. **PLANNING DECISIONS:** *to consider a response if required.*  
No decision notices.

**9. Pin Mill:**

*'Onderneming'* – Enforcement update if available.

Clerk confirmed that the vessel was being advertised for holiday lets at Pin Mill on [www.woodfarmbarges.com](http://www.woodfarmbarges.com) and we understand that it is under new ownership.

Clerk to inform Enforcement Officer at BDC to ascertain whether an enforcement notice has been served regarding the abuse of planning conditions.

Clerk had been included in an email between DCllr D Davis and Christine Campbell (BDC) with regard to blackwater discharge from boats. It is understood, (information received from the Environment Agency), that boats are not regulated as they are considered low risk. Due to dilution, there is no impact to health and safety. The EA has no legal power to take the matter further. However, this could be a matter for the Public Health to enforce, as children play in the area in front of Pin Mill Common.

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

Cllr Deacon had submitted a report following the meeting at Woolverstone. This was discussed briefly at the PC meeting on 08/08/2017 and will be put on the website. There followed a further discussion regarding the possibility of involving other parishes on the peninsula with concerns raised about over-development of the peninsula and the lack of sustainable infrastructure.

**Proposal:** to write to the following parishes: Shotley, Woolverstone, Freston, Erwarton Harkstead, Tattingsstone, Stutton and Holbrook to enquire whether they would be prepared to work on a joint Neighbourhood Plan, drawn up by professionals.

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

Following the East Bergholt test case, where BDC's decision to allow a number of houses to be built within an AONB area was judged in the High Court to be flawed, due to no account being taken of the village's needs - as set out in the Local Plan, Cllr Deacon had written again to Bill Newman (BN) (B/MSDC), for further clarification on the validity of BDC's housing policies and the value of local Neighbourhood Plans.

The Clerk had also emailed LCPAS, who understood that although the Local Plan policies could be relied on, they were open to challenge due to BDC not having their required 5-year planned developments. Neighbourhood Plans should stand, as they are not linked to the 5-year supply and should still be used to determine applications for the parishes. LCPAS did not consider that NPs were subservient to Local Plans, as they were in themselves a 'Local Plan' for their specific locality.

**Infrastructure priorities:** as there had been an exercise, as part of drafting the new Local Plan, to review the infrastructure within the parishes, it was suggested the Cttee write to BN to enquire when the parishes would be invited to participate meaningfully in sense-checking the findings.

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

**None.**

**12. DATE OF NEXT PLANNING COMMITTEE MEETING: Tuesday 29<sup>th</sup> AUGUST 2017 in the PAVILION at 7.00pm ..... if applications are received.**

There being no further business the Chairman thanked everyone and closed the meeting at 7.45pm.

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

Date .....05/09/2017.....

These minutes were agreed to be a true record and were signed by the Chairman, Cllr Rosie Kirkup at the meeting held on 5<sup>th</sup> September 2017. The meeting scheduled for 29<sup>th</sup> August was cancelled.