

KESGRAVE TOWN COUNCIL
Planning and Development Committee Minutes
Minutes of the Meeting of the Planning and Development Committee held on the 19th
December 2016 in the Council Chamber, Kesgrave Town Council

Councillors Present

K Archer (Vice Chairman)

A Athwall

N Beecroft-Smith

P Mills (Chairman)

J Ogden

I Wallace (*Not Present and No Apologies for Absence*)

In Attendance:

- Mrs Susan Clements (Clerk to the Council)
- Mrs Denise Lavender (Environmental Protection Officer – Suffolk Coastal District Council (SCDC))
- Town and District Councillor G Lynch
- Ms Becky Patten (Local Resident)

1. **Welcome and Apologies for Absence** – The Chairman welcomed those present to the Meeting. There were no apologies for absence and Councillor Wallace was not present and had not sent his apology.

2. **Declaration of Interests** – There were no declarations of interest.

3. **Minutes of the Last Meeting held on the 5th December 2016** – These Minutes were received, considered and approved by the Committee. (Copy in Minute Book).

4. Clerks Report/Update/Matters Arising

- Minute Number 6 – Proposed Development, Adastral Park, Martlesham Heath – Councillors noted that Councillor Ogden has agreed to attend the Pre-Application Meeting at Suffolk Coastal District Council (SCDC) on the 25th January 2017 at 4pm with elected members and officers of SCDC. He will report back accordingly at the next Meeting of this Committee. The Committee noted that the senior engineering resource team (major projects), from Suffolk County Council Highways has confirmed that several recent traffic surveys and quite a bit of traffic modelling in this area has been undertaken as part of the Suffolk Countywide Traffic Model, and this will enable the County Council to assess the cumulative impacts of Adastral Park, this site and any other relevant applications. If the County Council require any more detailed surveys or modelling on roads not included in the current model, it will request the developer's consultants' to carry this work out so that the County Council can fully assess any new applications
- Minute Number 7 – Exhibition – Proposed Housing, Adastral Park, Martlesham Heath – Councillors noted that Mrs Marsh, the Council's Service Development Co-ordinator attending the exhibition held on the 6th December 2016. Mrs Marsh felt that this proposal is in its very early stages. It was also noted that CEG confirmed on the 16th December 2016, that an Environmental Impact Assessment will be carried out. CEG has additionally confirmed that following the first phase of the consultation exercise, that a Masterplan document for this site will be prepared, with further updates in January 2017.

- Minute Number 13 - Sizewell C – Stage 2 Consultation – deadline 3rd February 2017 – Section 42 Planning Act 2008 – Councillors received and noted the Sizewell A and B Stakeholder Group Report dated December 2016.
5. **Members of the Public** – A member of the public and member of the Town Council's Traffic and Pedestrian Working Party raised her concerns about the air quality and pollution issues in Kesgrave and explained that this is particularly exacerbated during the months of January and February.
 6. **Air Quality Matters** – Councillors received, noted and considered this matter further. It also noted the information provided by the Environmental Protection Officer of SDC. It was agreed following the vote, to support retaining the existing monitoring unit at Kesgrave Carpets and to install two further units in the Bell Lane and Dobbs Lane areas of the Town – specific site locations to be confirmed. The total cost of £100 was agreed also following the vote. The Committee noted that a diffusion tube kit has been donated by Suffolk Coastal Friends of the Earth, where this will be installed at Ropes Drive, near to Through Jollys.
 7. **Copy Letters of Objection/In Support/Observations** – The Committee noted that no letters have been received.
 8. **Schedule of Applications/Proposals** – The Committee considered and made its formal recommendations to the Local Planning Authority - (LPA). (Copy in Minute Book).
 9. **Schedule of Planning Decisions** – The Committee noted the updates. (Copy in Minute Book).
 10. **Referral to Planning Committee (LPA) as opposed to Officer Delegated** – The Committee noted:
 - DC/16/4472/FUL - Proposed residential development - 2 Dobbs Lane, Kesgrave – The Committee noted that this proposal has been referred to the Planning Committee of the LPA. The Town Council recommended refusal and after considering National Planning Policies and Strategic Policies, felt that this proposal is contrary to local Policies, where the proposed development will result in a cramped and unacceptable form of development with inappropriate transport/highway and access links, insufficient parking spaces and insufficient infrastructure, including sewerage works, drainage etc.
 11. **Martlesham Neighbourhood Plan Pre-Submission Consultation** – Councillors received, discussed and considered this document. A response on behalf of the Town Council was agreed following the vote, where Councillor Ogden was nominated to respond within the deadline date of the 31st January 2017 on behalf of the Committee.
 12. **Suffolk Minerals & Waste Local Issues & Options Consultation** – Councillors received, discussed and considered this document. A response on behalf of the Town Council was agreed following the vote, via Councillor Ogden, where the deadline date is the 6th February 2017.
 13. **Breach of Planning Control, ENF/2016/0404/COND, Kesgrave Quarry, Alleged Breach of Working Hours Condition DC/15/0404/COND** – Councillors received an update regarding Trucks R Us operating outside of its permitted hours in conjunction with its planning permissions.

The Committee noted that the Planning Enforcement Team of the LPA has conducted an initial site investigation and spoken with The Finance Director at Trucks R Us. It transpires that there has been some building works on the site, which did involve some deliveries that may have occurred outside of the conditioned hours. Trucks R Us has agreed to remind its drivers of the agreed hours. The Planning Enforcement Team will keep the case open for now in order to monitor the position.

- 14. Sizewell C – Stage 2 Consultation – deadline 3rd February 2017 – Section 42 Planning Act 2008** – The Committee received and noted the upcoming exhibition details as organised by Planning Aid England, (as appointed by EDF). It noted that Planning Aid England is an independent Charity, set up to assist Parish and Town Councils. The Charity can also assist with Neighbourhood Plans.
<http://www.rtpi.org.uk/briefing-room/news-releases/2012/december/planning-aid-direct-new-service-from-planning-aid-england/>

It noted that the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the office for Nuclear Regulation will be key for this consultation. The Committee also noted that Planning Aid England a Charity set up to assist Parish and Town Councils, has offered to host a special workshop on Monday, 9th January 2017 at 6.30pm at the Town Council Office. The Clerk, via the Chairman, asked for a “show of hands” from members prior to responding back to Planning Aid England. No Councillors wished to take up the offer of this workshop. The Committee noted that the Town Council and Kesgrave were identified by EDF Energy as being just outside of the EDF designated areas for consultation.

- 15. Matters of Communication of Sufficient Urgency and Importance as Agreed by the Chairman for Discussion**

- Town/Parish Councils Meeting to discuss the Strategic Flood Risk Assessment – Councillors noted that this Meeting will be held at Wangford Community Centre, Millfields, Wangford, Beccles, NR34 8RG on Tuesday 17th January 2017 at 6 pm. No Councillors nominated themselves to attend on behalf of this Committee/Town Council.

- 16. Date of Next Meeting** – The next Planning and Development Committee Meeting will be held on Monday, 16th January 2017 at 6.15pm. (Plans will be available to view from 6pm in the Council Chamber at the Town Council Offices).

- 17. Agenda Items for Next Meeting** – Members had no requests for items to discuss at the next Meeting.

There being no other business, the Meeting closed at 7.15pm

Signed: Chairman..... Date.....