

KESGRAVE TOWN COUNCIL
Planning and Development Committee Minutes
Minutes of the Meeting of the Planning and Development Committee held on Monday,
5th October 2015

Councillors Present:

Councillors:

K Archer (Vice Chairman)

N Beecroft-Smith

B Crutchfield

D Isaacs

P Mills (Chairman)

J Ogden

I Wallace (from Minute Number 7)

In Attendance:

- Mrs S Clements (Clerk to the Council)
- There was one member of the public present. (Up to Agenda Item numbered 7).
- In attendance and presenting to the Committee – Mr D Houchell from David Houchell Building Design & Planning Consultants up to Agenda Item numbered 6.

1. **Apologies for Absence** – There were no apologies for absence.
2. **Declaration of Interests** – There were no declarations of interest.
3. **Minutes of the Last Meeting held on the 14th September 2015** – These Minutes were received, considered and approved by the Committee. The Chairman signed and dated them and initialled each page at the Meeting.
4. **Clerks Report/Update** – There were no matters arising.
5. **Main Road Post Office Branch** – The Committee noted that the Post Office is consulting about moving the existing Main Road Post Office business to Dobbs General Store, 1 Dobbs Lane, Kesgrave. The Post Office is consulting with the County Council, the Town Council and the local MP only. In view of this very limited consultation the Clerk has been in contact with the local Police, the local MP, the Highways Department of the County Council, all Kesgrave Schools, the local press and the Local Planning Authority (LPA). The Clerk challenged that the A1 existing Shops Planning Permission which is in place for Dobbs General Stores, which includes Post Offices should be subject to a change of use to A2 Financial and Professional Services given that the Alliance and Leicester plc - the Post Office financial provider can offer full financial and professional services under A2, given that it has plc status and is a clearing bank. However, the LPA has confirmed that the current A1 use pre-dates the 1948 Planning Act and that Class A1 use would in its view still apply. Planning permission would not therefore be required. It was noted that the shop opening and Post Office is proposed Monday – Saturday 8am – 11pm and Sunday 8am – 10.30pm.

Matters that the Committee considered included highway issues – already a problem in this area, illegal parking, lack of parking, pedestrian and road safety, querying why the existing Main Road Post Office site cannot be used rather than relocation of the Post Office, higher potential for raids with an open plan aspect and increase in services and therefore a community safety risk and the concerns of the local Police. The Highways Section has raised no objections.

The response from the local MP is awaited. The Police have raised objections on the grounds of the proposal only exacerbating the already substantial parking problems in this area. If the proposal goes ahead, the Police would like to see investment by the Post Office/Dobbs Store in improving parking and possibly monetary contributions, including erection of suitable barriers. A full and detailed discussion ensued.

A member of the public spoke at this point. He felt that moving the Post Office would at least retain the facility at this end of the town, but raised concerns about the parking and traffic problems which will only increase by this relocation.

The Committee noted the close proximity of other Post Offices in Martlesham. The Committee also noted the comments made by the Police and it was felt that the Highways Department should visit the site in question and give a more detailed response. The Committee is in favour of the relocation of the Post Office but is concerned about the parking and traffic problems and is mindful of the Police objections.

6. **David Houchell Building Design & Planning Consultants** – The Committee received and noted the presentation from these consultants prior to them submitting an application to the Local Planning Authority. Erection of 2 bedroomed bungalow and garage and all ancillary works. Access off Grantchester Place, Kesgrave part rear garden (used for business and in association with the vehicle repair/maintenance business) to the rear of 43 Main Road, Kesgrave. The background and history of this site was noted. The plans, documents and photographs were all received and noted. Points for clarification included previous site use, access, including communal access/rights of way, car-parking, previous local resident objections and querying “back-yard” proposals. The Committee noted that the agent and client are hoping to avoid an Appeal by engaging more fully. The Committee will await the receipt of the formal application from the Local Planning Authority before considering the proposal any further.

7. Schedule of Applications/Proposals

Planning Application Number	Address of Application	Details of Proposal	Voting and Recommendation
DC/15/3316/FUL	47 St Olaves Road	1st floor bay extension on side of house to 3rd bedroom to increase capacity from single bedroom to double	The Committee recommended approval. Voting was unanimous.
DC/15/3514/FUL	1 Bude Close	Single storey rear extension and garage to replace existing	The Committee recommended approval. It was noted that the boundary is close. Voting was unanimous.
DC/15/3479/FUL	10 The Whinneys	Conversion of existing garage roof into additional bedroom, including construction of dormer window	The Committee recommended approval. Voting was unanimous.

DC/15/3342/FUL	1 Bugsby Way	Proposed garage extension	The Committee recommended approval. Voting was unanimous.
DC/15/3261/DRC	105 Bell Lane	Details as required by condition 6 of Planning Permission C13/0698	The Committee recommended refusal on the grounds of back-land development in an area which has insufficient amenity space. Voting was unanimous.
Appeal Ref:- APP/J3530/W/15/3030401 DC/14/3795/FUL	3 Ashdale Road	Demolition of 3 Ashdale Road, Kesgrave and proposed housing development with associated garaging and new vehicular access.	The Committee recommended refusal on the grounds of back-land development in an area which has insufficient amenity space. Voting was unanimous.
DC/15/3376/FUL	5 Laurel Avenue	Proposed single storey rear and front extensions and alterations	The Committee recommended approval. Voting was unanimous.
DC/15/3709/VOC	Land at, Hartree Way	Variation of condition no.7 (delivery hrs) of DC/15/1900/FUL – Erection of new foodstore, creation of car park, vehicular access and associated external works.	The Committee recommended that there is a variation to deliveries which are not unreasonable, subject to a reasonable restriction on the timings of deliveries, ideally within opening times and not outside of opening times. Voting was unanimous.
DC/15/3207/FUL	Grange Business Centre	Change of use from A1 to D1	Approval was recommended. Voting was unanimous.
DC/15/3705/FUL	71 Century Drive	To erect a PVCU conservatory to the rear of the property.	Approval was recommended. Voting was unanimous.

8. **Representation from Kesgrave Town Council at Local Planning Authority Development Control Meetings – Appeal – 35 St Olaves Road, Kesgrave - DC/15/2681/FUL** – The Committee noted that Councillor Ogden had attended the Meeting at the District Council. He reported that this was refused by the Local Planning Authority.

9. **Neighbourhood Plan** – The Committee noted that the Clerk met with Rendlesham Parish Council on the 22nd September 2015 and she and Councillors Archer and Ogden have also attended the Seminar held at Stratford St Andrew on the 1st October 2015. Both of which were useful and informative. The Clerk also advised the Committee that she has been in contact with Hilary Hanslip, the Principal Planner for Policy and Delivery & Neighbourhood Plans from the District Council to give a presentation to this Committee at an appropriate Meeting.

The Neighbourhood Plan Working Party on Monday, 12th October 2015 at 6.15pm in the Council Chamber, Town Council Offices was noted.

10. **Suggestions for Kesgrave News Articles – November 2015 Edition** There were no items.
11. **Budget Bids** – The Committee considered and made no recommendations at this stage.
12. **Forthcoming consultation on the Felixstowe Peninsula Area Action Plan and the Site Allocations & Area Specific Policies** – Councillor Ogden advised the Committee that having looked at these documents, there are no matters of concern relating to Kesgrave. He commented on the District Council's housing allocation where Kesgrave had six pieces of land which were identified and subsequently declined by the Local Planning Authority.
13. **Matters of Communication of Sufficient Urgency and Importance as Agreed by the Chairman for Discussion** –
- There were no matters raised.
14. **Date of Next Meeting** – The next Planning and Development Committee Meeting will be hold on Monday, 26th October 2015 at 6.15pm. (Plans will be available to view from 6pm).

There being no other business, the Meeting closed at 7.10pm.

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