

KESGRAVE TOWN COUNCIL
Planning and Development Committee Minutes
Minutes of the Meeting of the Planning and Development Committee held on
12th September 2016 in the Council Chamber, Kesgrave Town Council

Councillors Present

K Archer (Vice Chairman) (*Apologies*)
N Beecroft-Smith
B Crutchfield
P Mills (Chairman) (*Not Present*)
J Ogden
G Thomas
I Wallace (*Not Present*)

In Attendance:

- Councillor A Athwall
- Mrs S Clements (Clerk to the Council)
- Eight Members of the Public

1. **Welcome and Apologies for Absence** – An apology for absence was received from the Vice-Chairman of this Committee – Town Councillor Archer. Town Councillor Wallace was not present and did not send his apology for absence.
2. **Declaration of Interests** – There were no declarations of interest.
3. **Minutes of the Last Meeting held on the 15th August 2016** – These Minutes were received, considered and approved by the Committee. (Full details are available with these Minutes).
4. **Clerks Report/Update/Matters Arising – Minute Number 13 – Proposed New Co-Operative Store, Hartree Way** – The Committee noted the following joint press release as issued and agreed by Town Council with the Co-op. *“Planning permission to build a new East of England Co-operative Society Food store at Hartree Way, Kesgrave was granted consent in August 2015 with pre-commencement conditions. The Co-op has not yet applied to discharge those conditions. However the Co-op/applicant does have 3 years to commence the development within the timeframe stipulated on the planning permission. The Town Council is aware that an initial site inspection has been carried out by the Local Planning Authority’s building control team. Currently there is no date for construction works to commence. However, we will keep the Town Council and residents updated on our plans. The Town Council will continue to keep local residents informed on what is happening as soon as the Town Council knows any further detail.”*
5. **Members of the Public** – Members of the public raised their respective concerns regarding application numbered DC/16/3319/FUL – Foxhall House, Dobbs Lane, application numbered DC/16/3419/FUL – Part Rear Garden, 50 Quebec Drive and application number DC/16/3426/FUL – 105 Bell Lane - Proposed erection of two bungalows – Plots 3 & 4 – and single detached garage for Plot 3 (revised scheme to DC/16/2165/FUL).

Comments and observations were also made regarding Little Bealings Parish Council and its formal letter of objection to Suffolk Coastal District Council (SCDC) regarding the proposed Neighbourhood Plan boundary.

6. Copy Letters of Objection/In Support/Observations – The Committee noted the following letters of objection;

- DC/16/3319/FUL – Foxhall House, Dobbs Lane – Proposed demolition of existing offices and erection of 10 dwellings with associated parking and external works – The letters of objection from local residents were noted. The recommendation for refusal being on the grounds of insufficient parking spaces, additional vehicular movements and highway and pedestrian safety issues, increased congestion, insufficient access, the impact of noise, lack of screening – trees, over-development of the site, loss of light, and the proposed development being out of character with existing dwellings in this area.
- DC/16/3419/FUL – Part Rear Garden, 50 Quebec Drive – Erection of a detached dwelling with associated parking and access from the Main Road – The letters of objection from local residents were noted. The recommendation for refusal being on the grounds of overdevelopment of the site, highway, cycling and pedestrian safety issues on this route to local schools, the proximity being too close to the neighbouring boundaries, the proposed dwelling being out of character with the area and existing street scene and with other dwellings and loss of light. The views and observations outside of the Meeting from Councillor Archer were also received and noted.
- DC/16/3426/FUL – 105 Bell Lane - Proposed erection of two bungalows – Plots 3 & 4 – and single detached garage for Plot 3 (revised scheme to DC/16/2165/FUL) – Local residents commented on this proposal, where they have no real formal objection to the proposal, but would wish to see appropriate fencing or screening of a suitable height erected, in order to assist with the impact on the residential amenity.

7. Schedule of Applications/Proposals – The Committee considered and made its formal recommendations to the Local Planning Authority - (LPA). (Full details are available with these Minutes).

8. Schedule of Planning Decisions – The Committee noted the updates. (Full details are available with these Minutes).

9. Local Planning Authority (LPA) Planning Meetings – There were no updates as there have been no relevant Meetings.

10. Neighbourhood Plan – The Committee noted that the consultation period ended on the 2nd September 2016. Thereafter the Local Planning Authority (LPA) will need another 4 weeks as part of the consultation period. Councillor Archer and Mrs Marsh attended a business networking event on the 7th September 2016 at Alice Grange, in order to start a dialogue with the local business community about the emerging Neighbourhood Plan.

However, the said event was poorly attended. The formal letter of complaint regarding the proposed Neighbourhood Plan boundary has been sent by Little Bealings Parish Council to the LPA. A copy of the said letter has been forwarded to the Neighbourhood Plan Steering Group.

- 11. Neighbourhood Plan Networking Forum** – 7th September 2016 – Councillors noted this event as arranged by Community Action Suffolk, was attended by Town Councillor Ogden. Also Parish Councillor Barbara Richardson-Todd from Rushmere St Andrew Parish Council attended the session. Councillor Richardson-Todd's written Report has been forwarded to the Neighbourhood Plan Steering Group.
- 12. The Future of Kesgrave and the next/emerging 10 Year Local Plan for Housing Development** – Call for Sites documents - Site Allocations and Area Specific Policies Development Plan – Councillors noted that the public hearing sessions started on the 30th August 2016. The Committee was pleased to note that there is no proposal currently for any allocation for housing land at Long Strops off of Bell Lane.
- 13. Planning Training Seminar** – Suffolk Association of Local Councils (SALC) – 26th September 2016 – The Committee noted that Councillor Thomas will attend this session.
- 14. New Suggestions for Press, Media and Radio** – There were no new matters.
- 15. Matters of Communication of Sufficient Urgency and Importance as Agreed by the Chairman for Discussion** – There were no urgent matters.
- 16. Date of Next Meeting** – The next Planning and Development Committee Meeting will be held on Monday, 26th September 2016 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 6.53pm.

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