

KESGRAVE TOWN COUNCIL
Planning and Development Committee Minutes
Minutes of the Meeting of the Planning and Development Committee held on
the 14th March 2016

Councillors Present:

K Archer (Vice Chairman)
N Beecroft-Smith
B Crutchfield
D Isaacs
P Mills (Chairman) (*Apologies*)
J Ogden
I Wallace

In Attendance:

- Mrs S Clements (Clerk to the Council)
- Councillor D Fairbrother and Councillor S Fairbrother
- Four members of the public.

1. **Apologies for Absence** – An apology for absence was received from the Chairman – Councillor Mills. In his absence, Councillor Archer the Vice Chairman took the Chair for this Meeting.

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

3. **Minutes of the Last Meeting held on the 15th February 2016** – These Minutes were received, considered and approved by the Committee, following the vote. (Full details are available with these Minutes)

4. **Clerks Report/Update/Matters Arising** – Councillors noted the following:-

DC/15/4208/FUL – 12 Turing Court, Kesgrave – This proposal has been deferred as triggered by the Local Planning Authority (LPA) not agreeing with the Town Council recommendation of refusal.

DC/16/0330/FUL – 11 Francis Close, Kesgrave – Councillors noted that this proposal has been deferred as triggered by a third party objection.

DC/16/0132/FUL – 182 Bell Lane, Kesgrave – Councillors noted the formal copy letter of objection from two local residents on the 23rd February 2016 relating to this application, which was considered by this Committee at its Meeting on the 15th February 2016.

5. **Members of the Public** – *Members of the public spoke about concerns relating to DC/16/0132/FUL – 182 Bell Lane, Kesgrave and DC/16/0095/FUL – 87 Main Road, Kesgrave.*

6. **Planning and Neighbourhood Plans Seminar** – Councillors received a verbal update from Councillor Crutchfield, following his attendance at the free of charge Seminar on the 3rd March 2016 at Woolverstone, Ipswich.

They noted that West Bergholt Parish Council presented items relating to Neighbourhood Plans. Discussions took place at the session about the costs associated with general planning applications.

- 7. Copy Letters of Objection/In Support/Observations** - The Committee noted the copy letter received from two local residents regarding proposal numbered DC/16/0228/FUL – Land to the Rear of Number 43 Main Road, Kesgrave - The letter related to potential concerns about disruption, noise and protection of the boundary fence as a result of the proposed development.

However, the residents do not object, subject to the proposal strictly adhering to the plans and any potential planning consent and also provided that there are no variations without seeking further consultation and subsequent consent. The letter from the Agent on behalf of the applicant was also noted, including acknowledging concerns expressed by several neighbours relating to the previous application. The Agent considers that these concerns have now been addressed in this particular proposal, including the site parking, retaining the hedgerow, hopefully not prohibiting existing wild life and with regard to site contamination, the relevant survey which the applicant commissioned was noted.

Two members of the public left the Meeting at this point.

- 8. Schedule of Applications/Proposals** – The Committee considered and made its formal recommendations to the Local Planning Authority. (Full details are available with these Minutes)
- 9. Schedule of Planning Decisions** – The Committee noted these details. (Full details are available with these Minutes).
- 10. Traffic Lights in Ropes Drive Proposal** – Councillors noted the recent correspondence as received from the County Highways Department about possible solutions and remedies in this area. Councillor Crutchfield asked members if they would like him to meet with the relevant County Highways Officer in order to discuss this matter in further detail. This was agreed, following the vote. Councillor Crutchfield will also continue to monitor the position in this area. Councillors thanked Councillor Crutchfield for his time and work with these ongoing investigations.
- 11. Neighbourhood Plan** – The Committee noted that a response is currently awaited from Brightwell, Foxhall and Purdis Farm Parish Council. It was noted that the Neighbourhood Plan Steering Group met on the 22nd February 2016.

- 12. Representation from Kesgrave Town Council at Local Planning Authority (LPA) Development Control Meetings – Planning Application No DC/15/4672/OUT - Phased Development of 300 Dwellings, Provision of Land for Primary School and Associated Landscaping and Open Space with all Matters Reserved Apart from Access - Land to East of Bell Lane, Kesgrave** The Committee noted that The Clerk and Councillor Ogden had attended the Local Planning Authority's Development Control Meeting on the 24th February 2016, where the above application was considered by elected members. The Town Council attended the Meeting in order to represent the views and opinions of its electorate.

Suffolk Coastal's Meeting was very detailed and following the introduction about the scheme by officers, the Town Council was allowed 3 minutes to present its case for refusal of the proposal to build 300 homes on land off of Bell Lane. District Councillors clarified various points. A full discussion and debate ensued. District Councillors resolved not to follow the advice of its officers and were opposed to accepting the application. However, District Council senior officers advised Councillors that they would need to be quite careful about refusing this application on material planning grounds. District Councillors resolved to defer the application, pending further information. Full details will be published on Suffolk Coastal District Council's Website shortly.

Councillor S Fairbrother and then Councillor D Fairbrother spoke about their respective concerns relating to the above application.

- 13. Suggestions for the Press and Media** – There were no new items for inclusion suggested.
- 14. Matters of Communication of Sufficient Urgency and Importance as Agreed by the Chairman for Discussion** – There were no matters raised.
- 15. Date of Next Meeting** – The next Planning and Development Committee Meeting will be held on Monday, 4th April 2016 at 6.15pm. (Plans will be available to view from 6pm). **Please note that this Meeting will be held at the Millennium Jubilee Hall. (MJH).**

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

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