

KESGRAVE TOWN COUNCIL

Planning and Development Committee Minutes **Minutes of the Meeting of the Planning and Development Committee held on the** **22nd January 2018** **in the Council Chamber, Kesgrave Town Council**

Councillors Present:

K Archer (*Vice Chair of the Committee*)
A Athwall
N Beecroft-Smith
G Derrick (*Apologies*)
G Hamilton
C Marsh
P Mills (*Chair of the Committee*)
R Patten (*Apologies*)

In Attendance:

- Mrs S Clements – Town Clerk
 - Community Engineer for Kesgrave from Highways, Suffolk County Council
 - Three Members of the Public
1. **Welcome and Apologies for Absence** – The Chairman welcomed those present at the Meeting. Apologies for absence were received from Councillors Derrick and Patten.
 2. **Declaration of Interests** – There were no declarations of interest.
 3. **Minutes of the Last Meeting held on the 8th January 2018** – These Minutes were received, considered and approved by the Committee, following the vote. (Copy in Minute Book).
 4. **Clerks Report/Update/Matters Arising** –
 - Minute Number 9 – DC/17/5179/FUL – 138 Bell Lane – Following on from the last Meeting, a further letter of objection has been received from two members of the public regarding the Town Council's handling of this objection in its capacity as statutory consultee to the LPA. The Committee noted that the Clerk has responded to these local residents on behalf of the Council.
 - Minute Number 13 – Land off of Bell Lane & Foxhall Road (Longstrops) – Proposal for 1300 new dwellings – The letter of objection received by a member of the public was received and noted.
 5. **Members of the Public** – One member of the public spoke about an application under DC/17/2929/FUL - 79 Dobbs Lane and asked if a member of this Planning and Development Committee will be attending the Planning Committee Meeting of the LPA. He spoke about his objections to the application.

Two members of the public spoke about pedestrian and cycleway issues at Dobbs Lane and the entire area of Pilboroughs Walk with regard to resurfacing concerns.

- 6. Community Engineer for Kesgrave** – The Committee received a presentation and an update from this Officer at the Highways Department of Suffolk County Council/Kier, followed by a short question and answer session. It was noted that reporting should be via an online reporting tool or via its call centre. The system will show a monitoring programme of works. Pot holes are a key issue during this time of year, where legally it is required to carry out repairs within a laid-down timeframe, which unfortunately results in a large number of temporary fixes on roads. Funding and revenue are issues for the County Council. Signage is only repaired or replaced if it is mandatory as opposed to advisory or directional signage. Vegetation is another matter where there are budget restrictions, but traffic management is always a consideration in relation to this. Community Wardens from the County Council carry out site visits and inspect areas reported via the reporting tool to establish any urgent matters and those which will be escalated and mitigated in terms of the health and safety of the public.

Two Members of the Public left the Meeting at this stage.

- 7. Copy Letters of Objection/In Support/Observations** – The Committee received and noted a further letter as mentioned above in Minute Number 4.
- 8. Schedule of Applications/Proposals** – The Committee considered and made its formal comments/recommendations to the Local Planning Authority - (LPA). (Copy in Minute Book).

The remaining Member of the Public left the Meeting at this stage.

- 9. Schedule of Planning Decisions** – The Committee noted the updates. (Copy in Minute Book).
- 10. Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate** – The Committee noted:

- DC/17/5015/FUL – 5 Main Road – Front extension and formation of new first floor – At its Planning and Development Committee Meeting on the 8th January 2018, the Town Council approved this proposal, voting was unanimous. It considered that although the proposal is a major change and the dormer window will overlook, the garden is large, and it is considered that the front extension and formation of new first floor is unlikely however, to have any adverse impact on the visual amenity and character of the area and would appear to be in keeping with the area. There does not appear to be any breach of local or national planning policies.

- 11. Rescheduled Public Inquiry - Long Strops – Land off of Bell Lane – 300 Proposed new Houses** – The Committee noted that there are no further updates.
- 12. Grainger plc (with Fentons) – Long Strops – Land off of Bell Lane – 1300 Proposed new Houses** – The Committee is aware that the Meeting scheduled for the 18th January 2018 between the Highway Department and the LEA (Local Education Authority), - Suffolk County Council and Turnberry Planning Development Consultants (on behalf of Grainger plc and Fentons), was cancelled due to transport issues as a result of the adverse weather conditions.

It noted that the Town Council was only aware of the said Meeting via its Public Transport Liaison Representative – (a member of the public), on the 17th January 2018, and that the agents have now again, been fully briefed by the Clerk about the correct protocol with regard to the Town Council, as statutory consultee to the LPA and also to the County Council, for County Deemed Applications. It also noted that the Principal Engineer for Strategic Development, Growth, Highways and Infrastructure at the County Council has confirmed in writing that he did not know anything about the meeting either, apart from receipt of an Outlook Meeting request on the 17th January, where the said Officer advised the Town Council that without any prior knowledge of the scheme, it was unlikely that he would be able to contribute anything meaningful.

13. Neighbourhood Plan Steering Group – The Committee received, considered and agreed, following the vote, to recommend to the Annual Town Council Meeting on the 14th May 2018, the revised terms of reference. It noted that the appointed consultants – Navigus will be attending the next Meeting on the 29th January at 6.15pm at the Town Council offices.

14. Adastral Park Development, Martlesham Heath (CEG Planning Application) – including 2,000 new houses - The Committee noted that following on from the Planning Committee Meeting of the LPA on the 15th January 2018, that approval was unanimously agreed by the LPA for this outline application.

15. Transport and Pedestrian Matters – The Committee received, noted and agreed, following the vote, the revised Terms of Reference for approval at the Annual Town Council Meeting on the 14th May 2018. It noted updates as follows:

- Underpass/Subway – Kesgrave High School – the County Council has advised that this is maintained by the Structural section of the highways. An inspection occurred in June 2016 which was satisfactory. The next inspection is due in August 2018. The volume of pedestrians and cyclists at peak times is not monitored as the Road Safety Team of the County Council is aware that the School regularly supervises the arrival and departure of pupils. The County Council accepts that the underpass is congested at peak times, but it considers that a greater risk relates to vehicles obstructing the south side of the underpass at the A1214, Main Road.

16. Telecommunications Mast – Dr Watson's Lane – The Committee received and considered the proposal from the Pegasus Group, Gloucestershire acting on behalf of Argiva, with regard to the proposed telecommunications installation at Dr Watson's Lane, Kesgrave. It noted that planning consent is not required for this proposal, which is to replace the existing mast to a mast which is 2.5 meters higher. The Committee raised no objections.

17. Street Naming - four new dwellings, private road at rear of 2-8 Dobbs Lane - The Committee received and considered the suggested names: Anna Hayes Court, Sylvia Court or Horace Court – all names which have been suggested by the developers because of a family connection, where the said family are now deceased. The Committee raised no objections, following the vote, but they could not see that the normal theme and practice of street naming was being followed with regard to the history of Kesgrave, and the previous ownership of this area. The Committee made the comment that it hoped that the Royal Mail has raised no issues in this regard.

18. Chairman/Clerk Other/Urgent Communications – There were no matters.

19. Date of Next Meeting – The next Planning and Development Committee Meeting will be held on Monday, 5th February 2018 at 6.15pm.

20. Agenda Items for Next Meeting – Councillor Archer asked for an item to be included asking for the Committee with its delegated powers, to consider and agree a statement with regard to the Council's position relating to further development and new housing in Kesgrave.

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

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

DRAFT