

KESGRAVE TOWN COUNCIL
Planning and Development Committee Minutes
Minutes of the Meeting of the Planning and Development Committee held on the
8th January 2018
in the Council Chamber, Kesgrave Town Council

Councillors Present:

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

In Attendance:

- Mrs S Clements – Town Clerk
 - Seven Members of the Public, including architects and agents
 - A representative from the Press (East Anglian Daily Times newspaper)
 - Turnberry Consultants on behalf of Grainger plc.
 - The Town Council's Transport Liaison Representative/Volunteer
1. **Welcome and Apologies for Absence** – The Chairman welcomed those present at the Meeting and wished everybody good wishes for the new year. Apologies for absence were received from Councillors Beecroft-Smith and Hamilton.
 2. **Declaration of Interests** – There were no declarations of interest.
 3. **Minutes of the Last Meeting held on the 11th December 2017** – These Minutes were received, considered and approved by the Committee, following the vote. (Copy in Minute Book).
 4. **Clerks Report/Update/Matters Arising** – There were no updates to report.
 5. **Members of the Public** – Members of the public spoke about their concerns in relation to an application under Minute Number 7 – DC/17/5179/FUL – 138 Bell Lane on the grounds of the proposal being too high, loss of light and loss of residential amenity. The agents for the applicant spoke in favour in respect of the height, loss of light and loss of residential amenity in relation to this, where the agents consider that these matters have been addressed.
 6. **Copy Letters of Objection/In Support/Observations** – The Committee received and noted that a copy letter of objection has been received in relation to the above proposal – DC/17/5179/FUL – 138 Bell Lane.
 7. **Schedule of Applications/Proposals** – The Committee considered and made its formal comments/recommendations to the Local Planning Authority - (LPA). (Copy in Minute Book).

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

8. **Schedule of Planning Decisions** – The Committee noted the updates. (Copy in Minute Book).
9. **Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate** – The Committee noted that no updates have been received from the LPA in this regard.
10. **Neighbourhood Plan Working Party** – The Committee noted that a grant has been received and is in the Council's bank account in readiness for utilising the services of the professional Neighbourhood Plan consultants, (who have already been commissioned by the Town Council), to analyse and to commence work on collating and assessing the results of the Neighbourhood Plan Questionnaires, before the deadline for utilising this grant. This is Navigus Planning. The lead consultant from this specialist company has a wealth of experience in working with communities and Neighbourhood Plans in the Suffolk and Essex area and is Mr Chris Bowden, whose qualifications are BA Hons (Geography), MPhil (Town planning), MRTPI. Navigus Planning is aware of the deadline for utilising the grant money. It was agreed, following the vote, to instruct the said consultants, but that work would commence after the next Neighbourhood Plan Meeting on the 29th January 2018. The Committee also noted that the relevant winning code in respect of the questionnaires has today been publicised.
11. **Adastral Park Development, Martlesham Heath (CEG Planning Application)** –The Committee received and noted the Transport Assessment document as submitted by Martlesham Parish Council to the LPA.
12. **Transport and Pedestrian Matters** – The Clerk advised the Committee that the current Working Party needs to be suspended as it currently does not fit well in statute. She advised that at the Annual Town Council Meeting the terms of reference, constitution, membership and frequency of this forum need to be reviewed, considered and agreed in the normal way. The Clerk advised that a Transport and Pedestrian Sub-Committee should be set up, which reports, as previously to this Planning and Development Committee. Meetings should include formal representation from the Highways Department of Suffolk County Council and other relevant community stakeholders and ideally, should be held twice per annum, with all other transport and pedestrian matters outside of the Sub-Committee Meetings being dealt with by this Planning and Development Committee Meeting, which meets each fortnight. This matter will be considered again in more detail, at the next Planning and Development Committee Meeting. The Committee also noted that the Chairman of this forum has stepped down due to time restraints and other commitments. However, she is still able to continue for the time being, as the Town Council's Public Transport Liaison Representative. The Clerk advised that a letter of thanks has been sent to this Representative on behalf of the Town Council. This Committee also wished to formerly thank the Representative for her commitment and valuable work to transport and pedestrian matters in the Town.

The Committee received and noted as follows:

- Air Quality – The Committee noted that confirmation has been received from the District Council advising that two sites in Kesgrave will remain. These will be funded by the District Council. The remaining sites are: Kesgrave 9 - outside of Carpet Cuts, Main Road/A1214 and Kesgrave 10 located at the Bell Inn Public House, Main Road/A1214. The sites where monitors will be removed are Kesgrave 11 in Bell Lane and Kesgrave 12 in Dobbs Lane.

- Community Engineer - Highways Officer – Suffolk County Council – The Committee noted that after much pursuing of the County Council, the Clerk has established that Mr Justin Lewis is the now the new Community Engineer for Kesgrave. This Officer has kindly agreed to attend the next Planning and Development Committee Meeting and provide an update regarding the service changes to the restructured Highways Department of Suffolk County Council.
- Bus Timetable Display Screens – The Committee noted that these have been installed at Dobbs Lane and St Isidores, although there are power issues currently at the St Isidores site. The new screens will mean lower energy costs and less light pollution. More screens will be installed at Ropes Walk during this week, (week commencing the 8th January 2018).
- Community Transport – Kesgrave – It was noted that the previous Volunteer Co-ordinator has stepped down as the promoter of this scheme which is administered by the BSEVC. <https://www.bsevc.co.uk/> The Clerk advised that a letter of thanks has been sent to the Co-ordinator on behalf of the Town Council.
- Kesgrave Community and Recreation Matters – The Committee noted that the Volunteer who previously maintained the small bedding area near to the Town Council's offices and car-park has stepped down from these duties and has also stepped down from maintaining the planters at the Rupert Fison Centre, due to time restraints. These matters will be considered by the Community and Recreation Committee at its next Meeting on the 22nd January 2018, together with an item relating to Community Transport. The Clerk advised that a letter of thanks has been sent to this Volunteer on behalf of the Town Council.

13. Presentation by Agents - Long Strops, Land off of Bell Lane & Foxhall Road –

The Committee received a presentation by Turnberry Planning Development Consultants - agents of Grainger plc. (landowner). The interest of Fentons, local landowners (in partnership with Grainger plc), was also noted. A brief question and answer session followed. It was noted that this application is not in any way linked to the current Persimmon proposal and rescheduled Public Inquiry as detailed below in Minute Number 14. The Meeting also noted that there is a Community Design Process in place with regard to any development. Grainger plc normally invest in the private rental sector, but they are looking to diversify into developing land for residential house building and new sales with associated infrastructure. The Issues and Options process was noted. The former US Listening Station and Museum was mentioned with regard to sustaining this by turning it into a civic centre. The proposal is for 1300 new dwellings. A new primary school and new doctor surgery are proposed and also the diversion of the Route 66 is proposed across the Millennium Jubilee Field. Other community stakeholders are currently involved in discussions with Turberry. The LPA in due course, will be undertaking the normal planning consultation. Questions and comments included querying of access points, (three are proposed), the bus diversion, (which is proposed through the Millennium Jubilee Field - just for buses), the current size/population of Kesgrave and the insufficient infrastructure to support a large development such as this, querying the question of land swaps, health care facilities and if this is a genuine offer was queried, where a hub facility could be available via CiL, (Community Infrastructure Levy), in conjunction with the NHS, the Meeting also noted that the adjoining land owner to the south is Johnson and Thompson and the question was asked, as to whether the agents are taking into account the neighbouring Adastral Park development at Martlesham Heath.

14. Rescheduled Public Inquiry - Long Strops – Land off of Bell Lane - 300 new houses –The Committee is aware that it has been ruled that the Planning Inspector from the Secretary of State’s office made an error in law in relation to housing supply and other matters, which this now means that the Public Inquiry will need to be held again. It noted that the Clerk continues to provide updates to local residents about this matter via the Council’s website, social media sites and local press, as soon as any new information is received from the LPA.

15. Date of Next Meeting – The next Planning and Development Committee Meeting will be held on Monday, 22nd January 2018 at 6.15pm.

16. Agenda Items for Next Meeting – The Clerk reported on a letter received on the 5th January 2018 from the Pegasus Group, Gloucestershire acting on behalf of Argiva with regard to the proposed telecommunications installation at Dr Watson’s Lane, Kesgrave. The Clerk has been in contact with Pegasus and has updated Playford Parish Council and the LPA, (planning consent is not required for this proposal), which is to replace the existing mast to a new mast which is 2.5 meters higher.

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

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

DRAFT