

## KESGRAVE TOWN COUNCIL

### Planning and Development Committee Minutes Minutes of the Meeting of the Planning and Development Committee held on the 12<sup>th</sup> March 2018

#### **Councillors Present:**

K Archer (*Vice Chair of the Committee*)

A Athwall

N Beecroft-Smith

G Hamilton (*Apologies*)

C Marsh (*Apologies*)

P Mills (*Chair of the Committee*)

R Patten (*Apologies*)

#### **In Attendance:**

- Mrs S Clements – Town Clerk
- Six 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 Hamilton, Marsh and Patten.
- 2. Declaration of Interests** – Councillor Athwall in her capacity as a member of the Suffolk Libraries Community Group declared a non-pecuniary interest relating to DC/18/0852/FUL - Land at junction of Ropes Drive and Mead Drive - Mixed development – erection of eight houses and three-storey block business units. She signed the relevant Interest Book with details about this non-pecuniary interest.
- 3. Minutes of the Last Meeting held on the 19<sup>th</sup> February 2018** – 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 matters.
- 5. Members of the Public** – One member of the public spoke about DC/18/0852/FUL - Land at junction of Ropes Drive and Mead Drive - Mixed development – erection of eight houses and three-storey block business units. She raised concerns about highway issues at Mead Drive, where currently she is aware that two vehicles cannot pass at the same time. Access is another area of concern. Another member of the public spoke about the same planning application and raised his concerns relating to Policy numbered DM29, where the proposal is contrary to this with regard to parking standards, with no provision for visitor parking, the road width being inadequate, reference to the Ecological Report which contains no details about any proposed changes to the road, other houses and potential parking issues, the proposal being contrary to DM23, DM21 and DM7, the loss of light to the Library given that its windows are at the front, the design aesthetics, no provision for affordable homes, DM2, and not a proper mix of development. Two other members of the public raised concerns, including one member of the public who is a member of the Suffolk Libraries Community Group and his concerns from a safety viewpoint, also the already high volume of traffic.

*One member of the public left the Meeting at this stage.*

6. **Copy Letters of Objection/In Support/Observations** – The Committee received and noted the letter of objection received from Suffolk Libraries relating to DC/18/0852/FUL - Land at junction of Ropes Drive and Mead Drive - Mixed development – erection of eight houses and three-story block business units on the grounds of car parking and access material considerations/issues.
7. **Schedule of Applications/Proposals** – The Committee considered and made its formal comments/recommendations to the Local Planning Authority - (LPA). (Copy in Minute Book).
8. **Schedule of Planning Decisions** – The Committee noted the updates. (Copy in Minute Book).
9. **Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate** – The Committee noted that:
  - DC/18/0207/FUL – 21 Pepper Place - Erection of two storey rear extension (following removal of conservatory) and alterations to existing second floor/attic roof to increase size of ensuite – The Town Council's Planning and Development Committee Meeting on the 5<sup>th</sup> February 2018 recommended approval of this proposal. Voting was all in favour, with one abstention. (Councillor Archer chose to abstain from the vote). The Committee considered that the proposal for the erection of a two-storey rear extension, (following removal of the existing conservatory), and alterations to the existing second floor/attic roof to increase the size of the en-suite, are unlikely 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.
  - DC/17/2929/FUL – 79 Dobbs Lane – The Town Council is aware that this retrospective application will be considered by the LPA's Planning Committee Meeting on the 15<sup>th</sup> March 2018. Councillor Marsh kindly agreed to represent the Town Council at this Planning Committee Meeting. Councillor Marsh has advised that the LPA's Officers are minded to recommend' to the District Council Members' that retrospective permission should be granted.
10. **Rescheduled Public Inquiry - Long Strops – Land off of Bell Lane – 300 Proposed New Houses** –The Committee received and noted the LPA's Re-determined' Appeal Statement of Case Supplement and also noted that the Clerk, on behalf of the Town Council, has submitted this Council's Re-determined formal documents.
11. **Grainger Plc – Long Strops – Land off Bell Lane – 1300 Proposed new Houses** – The Committee noted that Grainger plc's agents – Turnberry plc has received a large number of responses from local residents as a result of the local press article. They will be compiling a list of the key issues communicated by residents and will in due course, arrange a public consultation event regarding the proposals. The letters of objection received directly by the Town Council were also received and noted.
12. **Neighbourhood Plan Steering Group/Sub-Committee** – The Committee noted that the draft report has been received from the Council's consultants relating to the data from the questionnaires. The Group met on the 5<sup>th</sup> March 2018, with the next Meeting on the 27<sup>th</sup> March 2018 at 6.15pm at the Town Council offices.

Around 12 new members of the public have joined the Group.

13. **Outline (LPA Agreed) – 2,000 New Houses at Adastral Park Development, Martlesham Heath (CEG Planning Application)** – The Committee noted that there were no new updates.
14. **LPA 2017 Air Quality Annual Status Report** – The Committee received and noted this report and is aware that the deadline is the 19<sup>th</sup> March 2018.
15. **Transport and Pedestrian Matters** – The Chairman of the Committee raised his concerns about the large number of pot holes in the Town and the temporary fixes. Including Bell Lane.
16. **Chairman/Clerk Other/Urgent Communications** – No matters were raised.
17. **Date of Next Meeting** – The next Planning and Development Committee Meeting will be held on Monday, 26<sup>th</sup> March 2018 at 6.15pm.
18. **Agenda Items for Next Meeting** – No items were requested.

*There being no other business, the Meeting closed at 7pm,*

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