

KESGRAVE TOWN COUNCIL

Planning and Development Committee Minutes **Minutes of the Meeting of the Planning and Development Committee held on the** **5th February 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 (*Apologies*)
C Marsh
P Mills (*Chair of the Committee*)
R Patten

In Attendance:

- Mrs S Clements – Town Clerk
 - Representative from the Press
 - Town Council's Public Transport Liaison Representative
 - Two representatives from Turnberry Planning Development Consultants for Grainger plc. (Longstrops – 1,300 New Houses)
1. **Welcome and Apologies for Absence** – The Chairman welcomed those present at the Meeting. Apologies for absence were received from Councillors Derrick and Hamilton.
 2. **Declaration of Interests** – There were no declarations of interest.
 3. **Minutes of the Last Meeting held on the 22nd 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 6 – Community Engineer for Kesgrave – The Committee noted that the Community Engineer has written to the Town Council advising that the programme of works for highways is currently being worked on by senior officers at the County Council/Kier. The said programme is proving difficult to formulate by the highways department and this programme is unlikely to be a public document. The Community Engineer has confirmed that any highway issues need to be dealt with either via the online reporting tool or via the County Councillors for Kesgrave. There is unfortunately no direct contact with the Community Engineer, this is all via the generic online reporting tool system.
 5. **Members of the Public** – One member of the public, also the Town Council's Public Transport Liaison Representative, spoke with regard to Minute numbered 11 as detailed below.
 6. **Copy Letters of Objection/In Support/Observations** – The Committee noted that there were no letters or copy details received directly by the Town Council.

- 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:
 - DC/17/5431/FUL – 41 Dobbs Lane – At its Committee Meeting on the 22nd January 2018, it was felt that this proposal should be refused. (Voting for refusal was unanimous). The Committee felt that the proposal is likely to have an adverse impact on the visual amenity and character of a neighbouring dwelling, an adverse impact in the residential area and would appear to not be in keeping with the area. The Committee noted the planning history relating to this application. It considered that this proposed development is contrary to Policies Numbered DM21 (Design Aesthetics, good visual design and layout) and DM23 (Residential Amenity – access, daylight and sunlight and the physical relationship with other properties).
- 10. Rescheduled Public Inquiry - Long Strops – Land off of Bell Lane – 300 Proposed new Houses** – The Committee noted that there are no further updates.
- 11. Presentation by Grainger Plc (with Fentons) – Long Strops – Land off Bell Lane – 1300 Proposed new Houses** – The Meeting noted that there were no new updates or information, but that Turnberry Planning Consultants attended this Meeting in the event that Councillors and members of the public may have some questions following their last presentation. No discussions took place with regard to “land swap” and the question posed in public session at the last Meeting by Councillor Archer. Questions included the proposed three access points and queries relating to traffic movements, where traffic is already heavily congested, especially at peak times. Turnberry accepted that the traffic situation and the infrastructure will be challenging. Queries were raised about the bus routes where it was accepted by Turnberry that further investigation and consultation with other stakeholders will be necessary, including the County Council and the local bus companies. Land ownership issues are currently being investigated by Turnberry in the Dobbs Lane area with regard to one of the proposed bus routes. A query was raised with regard to cycle routes for key areas, where the plan shows no evidence at the current time, and this is an area which needs to be looked at strategically. The question with regard to funding by bus companies was queried. Housing mix, including affordable housing was queried, where Turnberry advised that any planning proposal will be led by local and national planning policies.
- 12. Neighbourhood Plan Steering Group/Sub-Committee** – The Committee noted that the Group met with the consultants on the 29th January 2018. The survey and responses have been identified for the areas that the consultants will focus on, in order to drill down the data to identify trends for the data analysis, following the recent outcome of the questionnaires.

Details will be published on the Town Council's website by the 31st March 2018 about the outcome of the data analysed from the questionnaires and a presentation will be made at the Annual Town Meeting on the 16th April 2018 about the said data. The Committee received, considered and agreed to this approach, following the vote.

The Committee noted that following on from the formal consultation period, that the Martlesham Neighbourhood Plan and the Independent Examiner's Report should be published imminently once this Plan has been amended, to go forward for examination thereafter. (This Neighbourhood Plan of a neighbouring Parish will be an important document to be considered in conjunction with the emerging Kesgrave Neighbourhood Plan).

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. Transport and Pedestrian Matters – The Committee noted the following:

- Transport and Pedestrian Sub-Committee – The Clerk advised the Committee that she had been liaising with the Highways Community Engineer and County Councillors Lawson and Whiting with regard to the revised Terms of Reference of this Sub-Committee for the Town Council, with a view to regularly bringing items to the agenda on behalf of Kesgrave residents. This will assist both the Town Council and Suffolk County Council/Kier in the prioritisation of areas of highway work and for this work to hopefully “feed-into” a programme of works by Highways. The Meetings would be twice per annum during March and September. For the first preliminary Meeting, this has been scheduled for Monday, 21st May 2018 at 6.15pm at the Town Council Offices. This would be later than the anticipated March Meeting, but would give the Annual Town Council Meeting on the 14th May 2018 an opportunity to be updated and agree this formally and will give the new structure at Highways more time to embed. The Community Highways Engineer has agreed to this, together with County Councillor Lawson. (Please refer to Minute Number 4 above with regard to the restructure of the highways department).

15. Development and New Housing in Kesgrave – The Committee discussed this at length, including the proposal by some of this Committee previously to agree a short statement on behalf of the Town Council about the Council's view on future development and new housing in the Town. Draft statements were received, considered and noted by the Committee. It was however, agreed following the vote, that no statement should be agreed in view of the emerging Neighbourhood Plan and the fact that the raw data from the outcome of the recent questionnaires exercise is currently being analysed, in order to ascertain the view of the electorate about this matter generally.

16. Chairman/Clerk Other/Urgent Communications – The following matters were noted:

- LPA Local Plan Working Group – 23rd February 2018 – East Suffolk House – 11.30am – 1pm – The Committee noted this session and the preferred options document, where Councillor Patten has kindly agreed to attend on behalf of the Town Council.
- Suffolk Coastal and Waveney District Councils' Economic Growth Plan Consultation – These details were sent to the Town Council outside of this Meeting. The deadline for responses is the 10th February 2018.

As only one member of the public, (who is also on the Neighbourhood Plan Steering Group/sub-committee), responded back to the Clerk confirming attendance, the meeting proposed after this Planning and Development Committee (5th February at 7.15pm), to discuss the document in more detail and respond back on behalf of the Town Council, will not now go ahead and the opportunity to respond to this consultation may be lost. The Clerk was asked to contact the District Council expressing this Council's disappointment for the very short turnaround dates, especially given that this Town Council's Planning and Development Committee meets each fortnight. An extension to the given deadline will also be requested.

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

18. Agenda Items for Next Meeting – No items were requested.

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

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