

## **KESGRAVE TOWN COUNCIL**

### **Planning and Development Committee Meeting Minutes** **9 December 2019**

#### **Councillors Present:**

**A Athwall**  
**K Archer**  
**N Beecroft-Smith**  
**R Gibson**  
**G Ward**

#### **In Attendance:**

- Mrs J Abbott – Town Clerk
1. **Welcome and to Receive and Accept Apologies for Absence** – The Vice-Chairman, Cllr R Gibson took the Chair for this meeting. Cllr R Gibson welcomed those present and confirmed there were no apologies.
  2. **Declaration of Interests** – Cllr A Athwall declared a non-pecuniary interest, item 7. No.3 – friend of applicant.
  3. **Minutes of the Last Meeting held on the 25 November 2019** – These Minutes were received, considered and approved following the vote, 4 agreed, 1 abstention. (Signed copy in the minute book).
  4. **Clerks Report/Update/Matters Arising** – J Abbott advised she has booked two places for the 'East Suffolk Community Safety Partnership – Planning Event' on Monday 3 February 2020. It was agreed those who will attend will be agreed nearer the time.
  5. **Members of the Public** – None present.
  6. **Copy Letters of Objection/In Support/Observations** – None received.
  7. **Schedule of Applications/Proposals** – The Committee considered and made its formal comments/recommendations to the Local Planning Authority (LPA). There were four applications for consideration, one was recommended as approve, DC/19/4564/FUL 53 Dobbs Lane. Two were recommended as refuse, DC/19/4322/FUL 102 Main Road, contrary to policy DM3 and DC/19/4338/FUL, contrary to policy DM21. One application the Committee requested some additional information, DC/19/4413/TPO 28 The Combers. (Copy in minute book).
  8. **Schedule of Planning Decisions** – The Committee noted the three applications listed, both of which had been approved. The decisions were in agreement to this committees' recommendations. (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** – J Abbott provided an update on application DC/19/4033/FUL 183 Main Road, Erection of two bay cart lodge. The Case Officer advised the following;

*As the 'minded to' decision of the officer was contrary to the comments received (within the 21-day consultation period) from Kesgrave Town Council, the above application was referred to members at the planning referral panel on Tuesday 26th November 2019. The outcome of the referral panel is for the application to be determined under delegated powers due to the following reasons: The panel discussed the comments raised by the Town Council regarding the proposal's impact on the streetscene and considered the existing streetscene, including other front garages along Main Road, and determined the application did not need to go to planning committee. This was noted by the Committee.*

**10. Kesgrave Neighbourhood Plan (NP) Steering Group** – Cllr R Gibson provided the following update;

I have received another lengthy email from ESC in response to changes included in the ancillary NP documents sent informally further to their last round of comments. This raised some old issues and some new ones. Our Consultant has advised for this correspondence between us and ESC to come to a close.

I have circulated to the NP Sub-committee the latest (intended final) Reg15 submission version of the NP and two key updated documents (Reg 14 Reps, Responses and Actions, and the evidence paper retitled "Review of Impact of Policy and Rationale for KE1" bringing together and updating our position vis-à-vis residential garden development and residential annexes. I have included several examples of similar policy wordings from other made plans as precedents.

These will be sent to ESC informally on Friday unless I hear from ESC in the meantime that the two remaining SEA/HRA rescreening responses have been received in which case I will formally submit all of the NP docs (via KTC) under Reg15.

Assuming we can proceed with formal resubmission in the next week or two the timescale will be the same for Reg16 public consultation (conducted by ESC) whether commenced before Xmas (8wks due to the Xmas holidays) or after (6wks). Looking forward from there to the examination the following pointers explain what will happen.

NP Examination Key Points of Information

- We will be allowed to respond to any of the Regulation 16 representations.
- The examiner will make an unaccompanied familiarisation visit to the Town and any specific locations which are the subject of policies in the NP.
- We will be informed of the date and we should advise if there are any locations, he/she should visit that are not easily accessible.
- During the examination he/she may email ESC (c.c. to us) on certain matters not clear from the documentation. Any response from us must go via ESC not direct to the Examiner. These emails and their responses will be posted on the ESC website.
- If any serious issues are identified which may prevent the NP meeting the basic conditions, ESC and KTC will be told as soon as possible. Depending on the nature of any such issues, there may be various ways of addressing them - the options will be set out. It is possible that an issue could be resolved by a suspension of the examination to allow further work to be done, which may result in a need for further consultation. It is possible that we may wish to withdraw the Plan.
- The examination will proceed on the basis of the written submission documents and representations. If it is concluded that a hearing is necessary to allow adequate examination of an issue or so that "a person has a fair chance to put a case", ESC and KTC will be informed and ESC asked to make the arrangements for a hearing giving at least 21 days' notice.
- The draft report is sent to ESC (c.c.d to us) to be checked for factual and typographical errors. It is not an opportunity to comment or make representations on any conclusions and

the report should remain confidential at that stage in case any factual corrections lead to an alteration on any recommendations.

- The examination will take approximately 5-7 working days in total, spread over a period of 3-5 weeks assuming no hearing is necessary and there are no major issues.

11. **161/163 Main Road** – No further update, however District Cllr McCallum is keeping us informed of any further developments along with the resident, who raised concerns of the building works and possible usage of the property.
12. **79 Dobbs Lane** – No further update. However, Cllr Archer advised the recent heavy rain fall has highlighted the issues of the guttering and boundary.
13. **Other/Urgent Communications** – J Abbott confirmed she has received correspondence via Cllrs Archer and Gibson, from Sally Longmate, CEO of SALC. J Abbott has provided feedback on the suggested Survey, which will allow SALC to obtain all relevant information on the current Planning Processes.
14. **Date of Next Meeting** – The next Planning and Development Committee meeting will be held on Monday 6 January 2020 at 6.15pm at the Town Council office.
15. **Agenda Items for Next Meeting** – none requested.

***There being no other business, the meeting closed at 7.09pm***

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