

**MINUTES OF KERSEY PARISH COUNCIL EXTRAORDINARY MEETING
HELD ON MONDAY 17 JUNE 2019
IN KERSEY VILLAGE HALL AT 7.30 PM**

PRESENT

John Hume – Chair, Dave Finch, Philippa Harris, Kevin Pratt, Andrew Rogers, 10 members of the public and the Clerk – Sarah Partridge

88/19 APOLOGIES – Apologies were received and accepted from Penny Calnan and Pascoe Gibbons.

89/19 ACCEPT MEMBERS' DECLARATIONS OF INTEREST

Philippa Harris declared an interest in planning application DC/19/01766 for Kersey Mill. Philippa has already signed a letter objecting to the amendment to be considered by the Parish Council at this meeting.

Philippa Harris and John Hume both declared an interest in planning application DC/19/01834 Land South West Of, Vale Lane. They have both signed a letter of objection to this application, this letter was sent after the Parish Council decision to object to the application. It was agreed their interest would not affect their ability to join the debate at this meeting to consider putting forward conditions for the application, if it were to be approved.

90/19 CONSIDER ANY DISPENSATION REQUESTS FOR PECUNIARY INTERESTS RECEIVED FROM COUNCILLORS – None received.

91/19 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 3 June 2019 were signed and dated as being correct.

92/19 PARISH TIME – No matters raised.

93/19 PLANNING APPLICATIONS

a) Progress: None

b) To consider planning applications received:

Philippa Harris declared an interest and left the meeting room.

DC/19/01766 Kersey Mill, Hadleigh Road, Kersey, Ipswich Suffolk IP7 6DP

Proposal: Full Planning Application - Erection of 2no. dwellings with associated outbuildings

The Parish Council had received a new site plan. The public made no comments.

One member of the public joined the meeting.

Councillors discussed the amended application. Some agreed this new site plan addressed some objections raised by other consultees during the earlier consultation process. Others felt this amendment did not prevent the harm to the setting of the listed buildings on the site. Councillors discussed the level of harm and a how to assess this, perhaps with a scale of 1 to 10. However, it was agreed this would be very difficult to quantify since the legislation uses complex language, it is subjective and based on personal opinion. It was noted that other consultees had not changed their original views having seen the new amended site plan. Following a vote, with the Chair using his casting vote, it was decided by 3 votes to 2 to continue to object to this application.

Philippa Harris re-joined the meeting.

DC/19/01834 Land South West Of, Vale Lane, Kersey, Suffolk

Proposal: Outline Planning Application (all matters reserved) - Erection of up to 8no. dwellings with parking and access from a new shared driveway with a single access to Hall Road.

At the Parish Council meeting on 13 May the Parish Council unanimously objected to this application. Leigh Jamieson, our District Councillor, had requested that the application be considered by the planning committee. This request was refused and the application will be decided by a planning officer under delegated powers. The Parish Council considered any conditions they

might like imposed if the application was to be approved. It was confirmed that the Parish Council is unanimous in their opposition to this proposed development for up to 8 dwellings. The public were invited to make comments. There were concerns that this application is too vague and that further planning applications may add more development in this area. The Clerk stated that suggesting conditions to attach to approval, if the application were to be approved, was an opportunity to reduce the impact of the development. A number of non-material matters were discussed at length.

Councillors discussed conditions and agreed to write to Babergh. The letter will confirm the Parish Council continues to be unanimously opposed to the development. However, if the application were to be approved the Parish Council would like to suggest the following conditions are imposed:

- The application site is not increased outside the existing red line boundary.
- The scale and density of properties on the site is reduced to a maximum of four bungalows. This would be in keeping with existing properties in Vale Lane. If the proposed homes were bungalows this would reduce any impact on views and protect privacy so the new properties do not overlook existing or new properties.
- The properties should all be environmentally sustainable and include elements such as good insulation and ground or air source heating.
- Parking provision for the new properties must be totally adequate for all the occupants and any visitors, ie 3 spaces per property. The reason for this is there is no suitable safe parking nearby. There is a primary school very near this site and at times this already creates additional parking needs in the vicinity.
- Before any construction is commenced the screening/buffer zone and natural planting schemes are completed. The plants used should be in keeping with the existing landscape.
- Highway safety must be an important condition to ensure there is suitable signage, visibility splays etc. for the new vehicular entrance for this development. The entrance needs to be far enough away from the sharp bend near the entrance to Vale Lane.
- The developer must ensure there is appropriate capacity in the drain and sewer network.
- A detailed management plan should be put in place before any development work is commenced. This should include hours of work on site and suitable parking arrangements for contractors. Parking must be contained within the site and not on the public highway for reasons of highway safety.
- There should be an element of community benefit included within the scheme, such as a small carpark for public use.

DC/19/02409 River House, The Street, Kersey, Ipswich Suffolk IP7 6DY

Proposal: Planning Application - Erection of first floor extension and refurbishment and alterations as described in the schedule of works and design and access statement, and

DC/19/02410 River House, The Street, Kersey, Ipswich Suffolk IP7 6DY

Proposal: Application for Listed Building Consent - Erection of first floor extension and refurbishment and alterations as described in the schedule of works and design and access statement. The applicant was present and gave an overview of their plans to restore River House and make it into a family home for them to live in. They wish to complete a sympathetic restoration and have been working with the Babergh Heritage team and Historic England. One element of this restoration is to protect and eventually re-expose the wall paintings. This will be done by reinstating the first-floor room at the front where there is currently a single storey section. If any brickwork needs to be repaired or replaced this will be done using specialist bricks to match the existing bricks. The applicant wishes to ensure that the existing heritage features will be preserved and protected. There were no comments from the public. The Parish Council considered these applications and were pleased to hear the applicants have been working in consultation with the Heritage Team at Babergh and Historic England to bring together this sympathetic restoration of an important historic listed building in the centre of the Kersey Conservation Area. The Parish Council welcomes this restoration work and agreed to fully support both applications with a unanimous decision.

Planning Complaint

The Clerk is still chasing Babergh to get a response to the planning complaint submitted in May.

94/19 ANY OTHER BUSINESS

A question was asked about progress on highway safety at the A1141 crossroads. The Clerk confirmed she had written to the landowner requesting they cut back the shrubby growth on the banks at the junction to help improve visibility for road users. A full update will be given to the next ordinary Parish Council meeting on 8 July.

The Chair said he had been asked by a resident if the Parish Council would discuss the use of noisy garden machinery by residents. He will find out about legislation and an item will be added to the agenda of the next ordinary meeting on 8 July to discuss this matter.

There being no further business the meeting closed at 8.56pm.

There are no items appended to these minutes.