

## CHILTON PARISH COUNCIL

### Minutes of Meeting held on Monday 19<sup>th</sup> February 2018 at Gt Waldingfield Village Hall

**Present:** Councillors Hart of Chilton (Chairman), Adrian Beckham, Richard Edgeley, Tony Foster and Keith Shapley.

**Attending:** D Crimmin (Clerk).

#### 18/018 Apologies for Absence

Cllrs Gore (unwell) and Reeve (work) sent their apologies.

#### 18/019 Declaration of Interests and Requests for Dispensation

Cllrs Hart of Chilton declared a non-pecuniary interest in item 18/022a as she is a neighbour to the site. No requests for dispensation had been received.

#### 18/020 Minutes of Meeting held on 15<sup>th</sup> January 2018

The minutes of the meeting were approved and signed by the Chairman as a correct record.

#### 18/021 Public Forum

No members of the public were present.

#### 18/022 Planning

- a. The councillors reviewed **Planning Application DC/18/00025 Chilton Hall Farmhouse, Waldingfield Road** - Outline Planning Application (some matters reserved) - Erection of 1No new dwelling and creation of new access and resolved to object to the planning application on the following grounds:
  - i. Despite claims from the applicant to the contrary, the proposed site for the dwelling is the countryside within the parish of Chilton, some distance away from the established settlement of Chilton and the boundary of the proposed Chilton Woods development.
  - ii. The councillors consider that as the proposed dwelling is outside of the settlement of Chilton and in the countryside, it is contrary to Policy CS2.
  - iii. The proposed dwelling cannot be considered sustainable as there is not the appropriate level of services, facilities and infrastructure available to serve the development and therefore is contrary to CS15 and the NPPF.
  - iv. The application fails to identify any special circumstances to justify the dwelling in the countryside contrary to section 55 of the NPPF.
  - v. No ecological assessment has been provided for this application, which councillors would expect considering the impact it will have on the Great Crested Newt population in the nearby pond.
- b. The councillors reviewed **Planning Application DC/18/00010 Grove Hall Waldingfield Road** - Outline Planning Application (some matters reserved) Erection of up to 2No detached, two storey dwellings and outbuildings utilising existing access and resolved that they are not against the principle of two dwellings being developed on this site, given that it abuts the Chilton Woods boundary. However, they object to the following aspects of the application and its illustrative plans:
  - i. No ecological assessment has been provided for this application, which councillors would expect considering the impact it will have on the Great Crested Newt population in the nearby pond.
  - ii. No illustrative scale or number is indicated for the "outbuildings" and councillors are concerned that these may be dwellings in the longer term.
  - iii. The illustrative scale of the proposed property on the southern boundary, considering its close proximity to the woodland nursery, is too large.
- c. No further planning application had been received since the agenda was posted.

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### **18/023 Neighbourhood Plan**

The councillors were happy with the outcome of their work to help develop the Vision and Objectives for the Chilton Neighbourhood Plan and asked the Clerk to liaise with Chris Bowden in preparing a draft ahead of the March meeting.

### **18/024 SCC Highways Community Self Help survey**

The councillors asked the Clerk to respond to Suffolk Highways' Community Self Help survey that CPC is not able to give a response at this time as the full implications of the proposals including finance, need to be more detailed for councillors to consider the options. The Clerk to ask Colin Spence for assistance in the matter.

### **18/025 Questions to Chair**

The issue of the proposed use of the NHS land around the Health Centre was discussed and the councillors asked the Clerk to prepare a Community Right to Bid (CRtB) application for the land for review at the March meeting. The Clerk was also asked to prepare a CRtB for the tree belt that adjoins the NHS land for review at the same meeting.

### **18/026 Next Meeting**

The next scheduled meeting will be held at Gt Waldingfield Village Hall on Monday 19<sup>th</sup> March 2018 starting at 7.30pm.

**The meeting closed at 9.40pm.**