

**MINUTES OF KERSEY PARISH COUNCIL EXTRAORDINARY MEETING
HELD ON MONDAY 5 DECEMBER 2016 IN KERSEY VILLAGE HALL AT
7.30 PM**

PRESENT

John Hume – Chair, Yvonne Martin, John Maltby, Giles Hollingworth, Ian Fidell, Iqbal Alam, 2 members of the public and the Clerk – Sarah Partridge

179/16 APOLOGIES – were received and accepted from Veronica Partridge.

180/16 ACCEPT MEMBERS' DECLARATIONS OF INTEREST

John Hume declared an interest in agenda item 5b, to consider the planning application B/16/01476 Land West of Holly Tree Cottage, The Green, because he is a neighbour with land abutting the application site.

181/16 CONSIDER ANY DISPENSATION REQUESTS FOR PECUNIARY INTERESTS RECEIVED FROM COUNCILLORS – None received

182/16 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14 November 2016 were signed and dated as being correct.

183/16 PLANNING APPLICATIONS

B/16/00958/FHA and B/16/00959/LBC Green Gables, The Green, Kersey. Application for full permission and Listed Building Consent- Erection of single storey extension and raising height of roof. Re-rendering of rear elevation, repairs to timber frame, internal alterations, reinstatement of internal arch braces, removal of kitchen ceiling, insertion of rooflights to kitchen roof and recovering kitchen roof in clay peg tiles in place of pantiles, replacing window to ground floor side, south, elevation. Alterations to outbuilding, extension and raising roof plate height. Full permission and listed building consent has been granted.

The Parish Council has received a copy of a letter addressed to Councillor Alan Ferguson, Housing Delivery Portfolio Holder for Babergh District Council. The letter relates to the planning application B/16/00833 Agricultural building adjacent to Red House Farm, Wickerstreet Green. The Parish Council had supported this proposal to convert the building to residential use. The letter is from a number of residents from Wickerstreet Green. They would like to meet Mr Ferguson to discuss the objections made by the planning department to this proposed development. The residents would support the change of use to a residential dwelling, with a sympathetic design. They are concerned by the mention of conversion to light industrial use and surprised that the planning department consider the property to be in an 'isolated area' with no local facilities since it is in Wickerstreet Green along with 19 existing properties, all within close proximity to Boxford village. This letter will be retained on file to refer to if a new planning application for this site is received.

B/16/01603 Grassed area north of Greenfields, Vale Lane footway (Vale Lane triangle) – Crown lift and removal of lower branches of 1 Oak Tree. The Parish Council received notification of this planning application after the agenda was published. This application was submitted by the tree surgeon on behalf of the Parish Council, as requested following a discussion by the Parish Council at a meeting in September. The Clerk will respond to Babergh to confirm that the Parish Council instructed the tree surgeon to submit this application on their behalf and supports the work proposed.

B/16/01583 Blessem Hall, Wickerstreet Green – Application for certificate of lawfulness of an existing use – Residential occupation as a single dwelling house in non-compliance with condition 2 of B/44/76 (agricultural occupancy). The Parish Council received this application after the agenda was published. This application is not a normal application; it is a legal matter in that the applicant seeks to prove to the local planning authority that he has been so using the site in question without a significant break for at least a 10 year period. If this can be proved then the applicant is entitled to a certificate of lawfulness which will make the continuing use lawful. Babergh are interested to know of any local knowledge which has a bearing on the substance of this application by way of firm evidence. Parish

Councillors stated they had no knowledge of the circumstances of the land and property in question and therefore, it was agreed the Parish Council has no comments to make regarding this application. Since another meeting of the Parish Council will not be held before the deadline for responses to Babergh local residents should submit any comments regarding this application directly to Babergh. The Clerk will inform Babergh of this decision.

B/16/01476 Land West of Holly Tree Cottage, The Green – Erection of single-storey building to provide stables and tack room/feed store; and re-siting of former animal shelter to provide hay store; and associated ground works and hard standing (revisions to permission B/15/01247/FUL)

John Hume declared an interest in the application and left the meeting.

Councillors viewed all the documents and plans. A planning officer at Babergh has advised that the Parish Council should treat this as a new application, although a similar application was approved by Babergh in January 2016.

The meeting was adjourned to receive comments from members of the public present.

The applicant was present and outlined the application. He said it is for the retention of stables, tack room and feed store. The buildings have been built too far to the North outside the permitted deviation allowance of an earlier approved application by 0.7m. The applicant stated that the buildings were built in this location in error therefore a new application has been submitted to retain the buildings in the new location. The applicant confirmed that landscaping and ground works have been carried out including the piping of a ditch and the garden boundary fence has been moved out into the field. The applicant was disappointed that the complainant did not make them aware of concerns that the new stable block was in the wrong location until the whole project was completed. The complainant then gave his comment about the development. He stated that the stables, tack room and feed store have been built 2m to the North of the approved building line in the original application, as noted by the applicant's architect in a letter to Babergh. The stables are now substantially beyond the fence line and can be clearly seen from his listed property and the Conservation Area. He said that he did highlight his concerns that the new building was in the wrong location to the applicants several times during the construction of the stable block. He said he would be writing to Babergh to object to the retention of the buildings as proposed in this new planning application.

The meeting was reconvened.

Councillors discussed the proposals in some detail. It was noted by Councillors that stables, tack room and a feed store had been approved by Babergh on this site in a previous application in January 2016. The Parish Council had objected to this earlier application with concerns about the large size of the proposed buildings, as well as the detrimental visual impact on the Conservation Area. The fact that this new proposal is in a slightly different location and is now partly in front of a listed building was a concern as it would have an even greater detrimental visual impact on the listed building and the Conservation Area than the approved proposal. The site, in a picturesque valley, can be viewed from several footpaths and can also be seen from iconic vantage points around the village due to its position in the valley. This too only serves to increase the detrimental visual impact on the Conservation Area from several locations. Councillors were still concerned that the new buildings are too large for the site and area of land available for grazing by horses. Councillors also considered the significant amount of ground works and landscaping that has been carried out. They were concerned that because the ditch has been piped this may cause flooding and water run off problems. It was felt that expert advice may be needed on this aspect of the application. Further detrimental impact on the Conservation Area has been caused by the landscaping. Filling the ditch and extending the garden boundary and fence out into the horse paddock has blurred the line between the Conservation Area and the agricultural land.

The applicant left the meeting.

It was noted that these landscaping works were not approved in the earlier application. For all the reasons discussed the Parish Council decided to object to this new planning application. The Parish Council is disappointed that planning officers were not involved at an earlier stage of construction to ensure the stables were built to the precise specification and in the location approved in the original planning application.

John Hume re-joined the meeting.

184/16 ANY OTHER BUSINESS

Iqbal Alam gave a report from the SALC/Babergh area meeting. Following the recent SALC survey the results showed that the three main concerns parishes have are a lack of speed enforcement, antisocial behaviour and a lack of police presence. Littering is antisocial behaviour. There was also concern that in some parishes parish councillors have to deal with abusive parishioners at meetings. District Councillors are offered training to help them deal with this behaviour. It will be investigated whether training could also be offered to parish councillors. 69% of respondents to the survey said broadband in the area is inadequate, 53% said policing was poor and 25% had considered making a Neighbourhood Plan. There was a presentation about the Sustainability and Transformation Plan for the NHS; they want parishes to get involved to help improve health outcomes for their communities. Concern was raised about mud on the roads around the parish.

A resident had recently reported fly tipping in the parish to a Parish Councillor. The Councillor had removed a Calor gas bottle from the roadside and contacted the gas company who had collected the bottle. Several old paint tins have been left on the roadside; the Councillor will contact Babergh to see if they can be removed.

Councillors were concerned by the recent robbery and attack on residents at a house in the parish and wish them a speedy recovery.

The Chair commented that local residents had been busy today erecting an impressive Christmas tree for the village, near the footbridge at The Splash and thanked the Clerk for the considerable amount of work to put together the necessary licence application, risk assessments etc. The residents had also held a very successful and enjoyable Christmas party at the weekend.

The meeting was adjourned for 'Parish Time' – no comments were made.

The meeting was reconvened.

There being no further business the meeting closed at 8.41pm.

There are no sheets appended to these minutes.