

**STOKE BY NAYLAND PARISH COUNCIL
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 4 DECEMBER 2018 AT 7.00 PM**

Present: Jeremy Bloomfield (JB) - Vice-Chairman
Vivienne Klimowicz (VK)
Isabelle Reece (IR)
Adam Sedgwick (AS)
Stevie Bezencenet (SB)

Apologies: Martin Nielsen (MN) – Chairman

In attendance: James Dark - Clerk (JD)

Public: None present

1 APOLOGIES FOR ABSENCE

See above

2 DECLARATIONS OF INTEREST

None

3 MINUTES OF THE LAST MEETING

The minutes of the meeting held on 6 November 2018 were approved and signed.

4 PLANNING APPLICATIONS

4.1 DC/18/04925 – Spring Hill

The committee agreed to object to the application for the following reasons:

- Contravention of the district council's policies on dwellings in open countryside
- Lack of assessment of ecological impact
- Roofing features significantly out of keeping with the local vernacular
- Insufficient car parking provision
- Removal of storage provision for grounds maintenance equipment will require a further related application.

Action: Clerk to respond to the consultation objecting on the grounds identified above.

4.2 DC/18/05301 – Chapel House

The meeting noted that there were insufficient details on the variety of apple tree which the applicants propose to remove for the committee to form a view.

Action: Clerk to respond stating that BDC should establish whether the apple tree is a species that is rare, endangered or of special interest and consider the matter accordingly in its decision.

5 PLANNING DECISIONS

5.1 DC/18/04623 – 3 Thorington Street

The committee noted the decision.

6 PLANNING CONTROL

The clerk reported that BDC was due to start investigations into works at two properties.

7 PLANNING TOGETHER AND COMMUNITY ENGAGEMENT

7.1 BDC process for notification of planning applications

The clerk reported assurances from BDC councillor Melanie Barrett that the issue had been resolved. The meeting considered that it was not clear from her response why BDC is unable to

use a process that guarantees parish councils receive notifications of:

- (1) all applications within their boundaries
- (2) appropriate applications that are close to the border (rather than continuing to rely on postal addresses).

7.2 BMSDC homes and homelessness reduction strategies consultation

Councillors had received information from the clerk on the intent behind the strategies following a briefing from the district council. The meeting noted the following:

- The draft strategies appear to be an inappropriate top down policy framework exercise. Such strategies should be led by the output of Neighbourhood Plans, not by the district council
- The consultation is very general and expresses worthy sentiments. However, it would not be appropriate for the parish council to respond on specific matters given that engagement with parishioners and stakeholders on its NHP is ongoing and the NHP has not been completed
- There is no clarity in the consultation on the status the strategies will have or what their relationship to NHPs will be.

Action: Clerk to respond to the consultation making the points above.

7.3 Undergrounding update

The meeting noted that AS, MN and JB would agree a date to examine how to maximise benefits on School Street that could be delivered through the project.

8 PLANNING MATTERS ARISING SINCE THE ISSUE OF THE AGENDA

The clerk reported on a briefing from the district council following concerns the parish council had raised over potential housing allocation under the ongoing Local Plan process. The clerk reported that:

- The district council would be undertaking a new settlement classification exercise following negative feedback about the system during consultation. That system had resulted in Stoke by Nayland being reclassified as a core village. Consultation on the new assessment and process would take place in February 2019.
- The district council provided assurances that the Local Plan site allocation process would consider ‘sensitivity’ issues in Stoke by Nayland. Previously, the district council had omitted to assess ‘sensitivity’ in Stoke by Nayland and other settlements reclassified as core villages due to timing and procedural issues. Consultation on site allocation is also scheduled for February 2019.

9 DATE OF NEXT MEETING

Tuesday 8 January 2019 at 7pm in the Village Hall.

The Chairman closed the meeting at 7.40pm.

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Chairman

Date