



## Minutes of the Extraordinary Meeting of Kettleburgh Parish Council held in the Village Hall on Wednesday 27<sup>th</sup> September 2023 at 19.30

The following business was transacted:

- |  | <b>Minute No.<br/>and Actions</b> |
|--|-----------------------------------|
| <b>1. Welcome by the Chairman</b> Councillor E Jardine<br>The meeting started at 19.30.  |                                   |
| <b>2. Apologies for absence:</b><br><b>Present:</b> Councillors E Jardine (EJ) Chairman, R Booth (RB), P Garland (PG), J Mealing (JM) and D Thomas (DT)<br><b>Apologies:</b> Councillor L Clark (LC) was unable to attend due to a work commitment and her apology was accepted.<br><b>Attending:</b> Sonia Frost, Clerk and RFO.  | K2023210                          |
| <b>3. Members' Declarations of Interest regarding agenda items</b><br>None   | K2023211                          |
| <b>4. To consider requests for dispensations</b><br>None   | K2023212                          |
| <b>5. Public Participation session (15 minutes)</b><br>Eleven members of the public attended.<br>Cllr EJ Chairman invited members of the public to make their representations in relation to the Planning Application: DC/23/3265/FUL.<br>Residents made representations, all objecting to the application. Concerns, and material considerations relating to: location in the landscape; traffic generation; road access; historic hedgerow removal; planning precedents; and the setting of a further precedent, were raised.  | K2023213                          |
| <b>6. Planning</b><br>To consider and agree the Parish Council response to the following Consultation:<br><b>Planning reference:</b> DC/23/3265/FUL<br><b>Proposal:</b> Construction of one x 2 bedroom and two x 3-bedroom bungalows with garages and associated boundary treatments, landscaping, and EV charging points for the occupation of people aged 55 and over.<br><b>Site address:</b> Land Adjacent Chequers Public House, Easton Road, Kettleburgh, Suffolk, IP13 7JT<br><b>Consultation letter expiry date: 3 October 2023</b><br>The Clerk confirmed that Kettleburgh Parish Council had been granted an extension to the original consultation expiry date for the Parish Council to 13 <sup>th</sup> October 2023. She understood the expiry date for public responses remained 3 <sup>rd</sup> October 2023.<br>Councillors had considered the documentation available on the East Suffolk Planning Portal ahead of the meeting and had now heard representations from members of the public. Council considered the issues raised by the public and shared and debated councillors' own | K2023214                          |



understanding of the available information. From this, material points of concern were distilled, including:

- Development was to be in the countryside outside the settlement boundary, potentially setting a precedent for further development, when previous planning applications in the area had been correctly rejected by the Secretary of State.
- Ancient meadowland was involved. There was severe impact on the sensitive Deben River valley, both visual amenity and sensitive natural environment.
- There were highway issues of road safety, access and entrance splay, poor visibility in a narrow busy stretch of road, speeding vehicles, and brow of the hill.
- There would be loss of historic hedgerow, impact on flood areas and sewerage capacity.
- Support from planning policies was absent – arguments regarding ‘over 55 housing’ and ‘cluster development’ were seen as invalid.

It was noted that there had been no consultation, as was particularly important for developments outside the village boundary, with the Parish Council, or, as far as was known, residents of the village. A near neighbour had been briefly approached. On that basis, following further debate, Council **resolved to object to the application** and **instructed the Clerk to submit a response on its behalf to the East Suffolk Council Planning Department.**

#### **7. Items for the next Agenda**

K2023215

ESC Public Consultation on a draft Supplementary Planning Document: Custom and Self-Build Housing. Consultation Period 6<sup>th</sup> September to 18<sup>th</sup> October 2023.

#### **8. Next meeting dates**

K2023216

Kettleburgh Parish Council Ordinary meetings: 12<sup>th</sup> October; and 9<sup>th</sup> November 2023.

#### **9. Close of meeting**

K2023217.

The Meeting closed at 20.30.

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Chairman’s signature to indicate Council approval:

Dated: