



Minutes of the Extraordinary Meeting of Kettleburgh Parish Council held in the Village Hall on Monday 22nd January 2024 at 19.30

The following business was transacted:

<p>1. Welcome by the Chairman</p> <p>The meeting started at 19.30. Councillor E Jardine (EJ) Chairman took the Chair, welcomed everyone present and reminded them that the meeting was not being recorded by the Parish Council, but members of public should be aware that others may be doing so.</p>	<p>Minute No. and Actions K2024014</p>
<p>2. Apologies for absence</p> <p>Present: Councillor E Jardine (EJ) Chairman, Cllrs R Booth (RB), P Garland (PG), J Mealing (JM) and D Thomas (DT) Mrs Sonia Frost, Clerk and RFO</p> <p>Apologies: Apologies were received from Councillor L Clark (LC) who had contacted the Clerk in advance, explaining she had work commitments to which she had to attend that evening. Her apologies were accepted</p> <p>Attending: Four members of the public</p>	<p>K2024015</p>
<p>3. Members' Declarations of Interest</p> <p>Councillor EJ, Chairman, declared an interest in agenda item 6.a., as a near neighbour and he would abstain from participating in any vote.</p> <p>Councillor PG similarly declared an interest in agenda item 6b. and he would abstain from participating in any vote.</p>	<p>K2024016</p>
<p>4. To consider requests for dispensations</p> <p>None</p>	<p>K2024017</p>
<p>5. Public Forum</p> <p>To facilitate the best quality debate, Council resolved unanimously to exceptionally hear representations by each applicant present, at the beginning of the relevant agenda item.</p>	<p>K2024018</p>
<p>6. Planning - To consider and agree the Parish Council response to the following consultations:</p> <p style="padding-left: 20px;">a) Planning reference DC/23/4809/FUL</p> <p style="padding-left: 20px;">Proposal: Conversion of existing ancillary residential building to form a 2-bedroom self-contained dwelling with associated amenity, parking and ev charging provision</p> <p style="padding-left: 20px;">Site address: Watermill House, Mill Lane, Kettleburgh, Woodbridge, Suffolk IP13 7JS</p> <p style="padding-left: 20px;">Consultation letter expiry date: 30 January 2024</p> <p>The applicants explained that the application was made to avoid the onerous issues involved in maintaining the dwelling as a short- term holiday let. The conversion to a dwelling had already taken place, and they felt it was a practical way forward.</p> <p>Council debated and resolved that it could not support the application because it believed there was a pre-existing relevant planning condition imposed when the original change of use was permitted. That condition had not been precisely identified at the time of the present meeting, and was therefore not available for its scrutiny, but Council believed that it would be likely to preclude the change of status</p>	<p>K2024019</p>



<p>now applied for. It therefore directed the Clerk to find out if pre-existing conditions were still applicable, and if they were, to respond to the consultation accordingly.</p> <p>b) Planning reference DC/23/4464/FUL</p> <p>Proposal: Retention of relocation and extension of a private way into an agricultural paddock</p> <p>Site address: The Old Piggery, The Street, Kettleburgh, Suffolk</p> <p>Consultation letter expiry date: 31 January 2024</p> <p>The applicants were in attendance and were able to give a good description of the track and its significance to the potential development of the site, and clarify questions posed by council. Council very much appreciated the effort the applicant had made in engaging with both the community and the Parish Council and emphasised that it was open minded about development on the land.</p> <p>But concerns were raised, including: water drainage and flooding risk; change of use from agricultural; and the use of non-native planting with no wildlife benefit as noted in the Landscape Report.</p> <p>On that basis Council resolved to object.</p> <p>The Clerk was asked to respond to the ESC Planning Department accordingly, based on the absence of professional material assessing the impact of the development on the wider built and natural environment and specifically a Flood and Drainage Plan.</p>	Clerk Clerk
<p>7. Items for the next Agenda</p> <p>None</p>	K2024020
<p>8. Next meeting dates</p> <p>Kettleburgh Parish Council Ordinary meetings: Thursday 14th March and Thursday 11th April at 19.00 in the Village Hall.</p>	K2024021
<p>9. Close of meeting</p> <p>The Meeting closed at 21.00.</p>	K2024022

Chairman’s signature to indicate Council approval:

Dated: