

Minutes of a Planning meeting of Elmsett Parish Council held on 11 August, 2022
via zoom

08.22.00 **PRESENT:** Alan Newman in the chair, Andrew Morton, Nick Bird, John Sones,
planning Andrew Woodgate, , Paul Firman, and the clerk was present
Fiona Watt

08.22.01 **APOLOGIES:** Fiona Watt

08.22.02 **DECLARATIONS OF INTEREST ON AGENDA ITEMS:** There were no
Planning declarations of interest.

08.22.03 **PLANNING:**
Planning

DC/22/03664 Application - Severance of garden and erection of 1No dwelling
With garage – 6 Manor Road, Elmsett – The following response was agreed
to be sent to Babergh DC -

The starting point for the determination of this application should be the
adopted Neighbourhood Plan as it represents the up-to-date planning policy
framework for the parish.

The relevant policies are Policy EMST1 – Spatial Strategy and Policy EMST2
- Housing Development

EMST1 states The Neighbourhood Plan area will accommodate development
commensurate with Elmsett designation as a Hinterland Village in line with
Core Strategy Policy CS11. The focus for new development will be within the
defined Built Up Area Boundary, as defined on the Proposals Map. Limited
infill development may also be permitted within the boundary of the Rookery
Road Hamlet Settlement Boundary identified on the Proposals Map.

The Elmsett Neighbourhood Plan makes provision for 60 new homes in the
period 2017 to 2036. Policy EMST 2 noted that this growth would be met
through:

the allocation of sites as identified in separate policies in the Plan and on the
Proposals Map: and
small brownfield “windfall” sites and infill plots of one or two dwellings within
the Built-Up Area Boundary that come forward during the plan period and are
not identified in the Plan; and
iii. infill plots of one or two dwellings within the Rookery Road Hamlet.

Both EMST1 and EMST2 are clear in stating limited infill plots of one or two
dwellings may be allowed in the Rookery Road Hamlet. However, this
application is seeking back land development not infill and we recommend
that, in line with the Plan, it be refused for that reason. We are also
concerned about the cramped nature of the resultant building form, the
overlooking aspect and the holding highway objection.

DC/22/03848 application for consent to carry out works to tree(s) protected by
a tree preservation order - BT88/T1 - Fell 1No. Ash (T1) Location: Chequers
Park, Whatfield Road, Elmsett – The council agreed to forward the following
response to Babergh DC –

Whilst the parish council would not object to the proven necessary felling of a diseased tree, it appeared to us that the due process in dealing with works to a protected TPO tree, had not been followed in this case with respect to the applicant submitting a tree surgeon written report.

08.22.04 **DATES FOR NEXT MEETINGS:** 13 September, 25 October and 6 December
Planning at the village hall.

The meeting closed

Signed:-..... Dated:-.....

Chairman