

Minutes of Shottisham Parish Council Meeting

23rd June 2014
Held on Monday 10th March 2014 at 7.30pm

Present:

Cllr Hazelwood (Chair), Cllr Clark, Cllr Backhouse, Cllr Nichols, Cllr Dunnett, , Cllr Venediger, Josie Excell (clerk).

Also present: Sally Loader

Venue: Trust Hall, Shottisham

1. Apologies

Cllr Newman was unable to attend. Diana Bouscarle (resident of neighbouring property) was unable to attend, but advised the Clerk prior to the meeting that she had no major objections against the planning application, but was surprised by the size of the proposed extension relative to the existing house.

2. Declaration of Interests

None.

3. Planning permission: ref DC/14/1481/FUL – Erection of two storey side extension, Saxon Cottage, Church Lane, Shottisham.

The Parish Council are concerned about the size of the proposed extension. There was discussion about whether the increased size of house would create additional traffic down Church Lane. Concern was expressed that there may be further development on the plot at a later date to include a garage.

Vote: 4 in favour, 2 objections. Majority in favour.

4. Community Infrastructure Levy

Cllr Hazelwood summarised the existing planning system. Section 106 charges are currently charged to developers on larger developments. Central government have allocated district councils a quota to meet for new build houses. SCDC are struggling to meet their quota and are currently £80 million short on funds they had expected to raise through section 108 charges.

SCDC propose a set charge for each Ward within the district, called a Community Infrastructure Levy. This levy would be payable by developers. The proposed system divides the District into Low, Medium and High CIL areas. The classification of areas is based on average house prices.

Cllr Hazelwood reported that he attended a meeting with Sutton Ward District Councillor Christine Block and a number of other Parish Council representatives. There is concern that the figure used for the Sutton Ward is artificially low for the Ward as a whole as it includes Sutton Heath, where average house prices are significantly lower than in Shottisham, Bawdsey, Bromeswell, Ramsholt, Sutton and Alderton. The Sutton Ward currently falls within the Medium CIL. The concern is that developers would choose to build larger, premium houses within Sutton Ward where they would be charged a proposed £115 per square metre (for 1-4 houses) or £90 (for 5 or more houses), whereas the charge in a High CIL area would be £150 per square metre.

Draft 1

Cllr Hazelwood also pointed out that Parishes with Neighbourhood Plans (as opposed to Parish Plans) would be eligible to receive 25% of CIL charges paid for developments within the Parish, rather than 15% for those without.

Cllr Venediger made the point that being in the Medium CIL may not be a disadvantage, as being in the High CIL might make new smaller houses unviable.

Cllr Clark questioned why the District Council would proposed to build in a village with limited services and public transport.

Cllr Hazelwood advised that if the Parish Council wish to respond to SCDC, the deadline is 2nd July. The Parish Council agreed that Shottisham Parish Council would respond.

Sutton Parish Council Chairman, George Franks has proposed joint response. Cllr Hazelwood has received this proposed response, but the response was not available at this meeting. Cllr Venediger commented his concern that communications sent representing the Parish Council were not being copied to the Clerk and other Councillors and requested that all such correspondence be copied to at least the Clerk so that a record is kept.

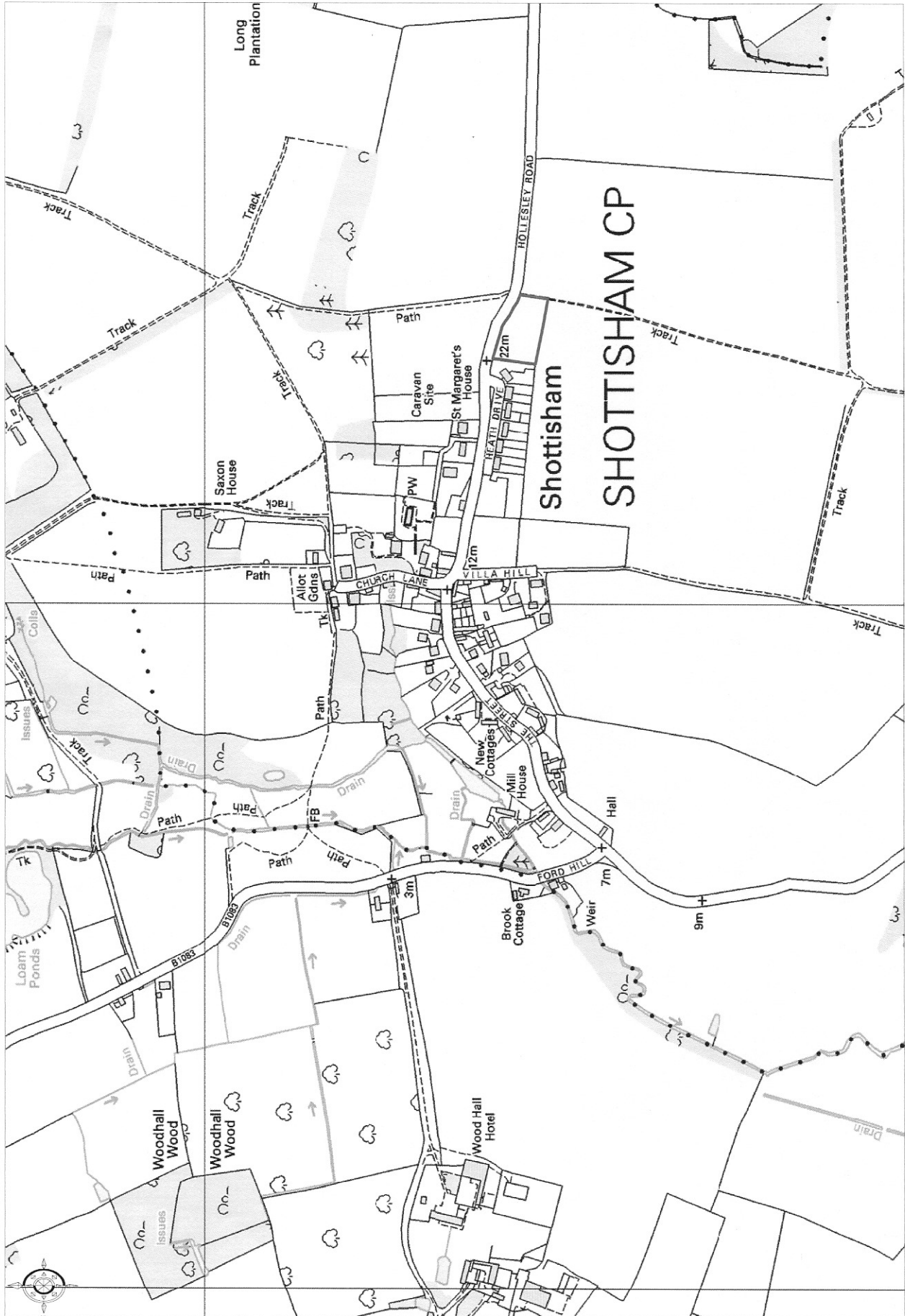
AP1 – 230614 Cllr Hazelwood to circulate the proposed joint response from Sutton Ward to all Parish Councillors. All Parish Councillors to agree or not by 28th June to enable joint response by 2nd July.

Signed..........Chairman Shottisham Parish Council

Date.....15th Sept 2014

Josie Excell

Clerk to Shottisham Parish Council



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