

Minutes of the Planning Committee Meeting held on Monday 11th September 2017 at 8pm
(Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

1. Apologies:

Apologies were received and accepted from Cllr P Collins

Present:

Cllr L Clouting, Cllr S Garrett (Chair), Cllr B Roberts and Cllr J Tanner (Town Council Chairman)

In Attendance:

Mrs Eileen A Coe (Town Clerk/RFO) and one member of the public

2. Declarations of Interest:

None

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on 10th July, (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Clouting with all in favour. The Chairman signed the file copy of the minutes.

It was agreed to adjourn the meeting for the following item.

4. Public Comment:

One person raised concerns relating to the Persimmon development in Mount Pleasant and the variation of conditions application. There was also a 'material' change in the location of the houses.

It was agreed to reconvene the meeting.

5. Planning decisions:

None.

6. The following planning applications were considered:

Relating to both the VOCs relating to the Mount Pleasant development, it was felt that it was difficult to reconcile the new documents with the original approved plans. The new Masterplan Layout and approved layout do not appear entirely consistent. There was an issue with the barge boards and windows and there were still some inconsistencies. Cllr Garrett proposed an adjournment to allow the member of the public to comment and answer questions, which was approved.

There was an exchange of information regarding the boundary and changes to the fence line.

It was agreed to reconvene the meeting.

DC/17/3654/VOC Miss S Waggett (Persimmon) Land south of Mount Pleasant Farm, Mount Pleasant – variation of condition no.2 of DC/15/2759/FUL – development of 95 new dwelling units together with associated access, open space and landscaping (resubmission of DC/14/2276/FUL)

The Planning Committee OBJECTED to the application as there was no evidence that the original drawings were inaccurate, and there is evidence that the new drawings are less accurate. They appear to show that Plot 71 building is now over 1m closer to the nearest neighbour property outside the development than the agreed planning consent.

This is detrimental to the neighbouring property and unnecessary. The Town Council strongly urges Suffolk Coastal District Council to enforce the planning consent and not to grant this Variation.

DC/17/3681/VOC Miss S Waggett (Persimmon) Land south of Mount Pleasant Farm, Mount Pleasant –

There are discrepancies between the details listed on the approved materials schedule and the details shown on the approved planning drawings. A variation of condition is sought to replace the approved documents with revised documentation whereby those details listed on the materials schedule accord with those details shown on the planning drawings.

Replace the materials schedule and house type drawings.

The Planning Committee OBJECTED to the application as it has been brought to the Town Council's attention that a number of design features of houses in construction appear not to meet the designs in the planning consent. This includes the soffits, fascias, overhang of gable end and windows, which are not of agreed design or in keeping with the locality. The Committee requests that SCDC enforce the designs shown in the planning consent.

DC/17/3776/FUL Mr P Morgan – 2 Saxtead Road – proposed first floor rear extension

The Planning Committee SUPPORTED the application

7. SCDC Potential Referral of planning applications:

None.

8. Correspondence received since the last meeting:

8/9 Suffolk Coastal District Council

Local Plan Review – Issues and Options Consultation – deadline 30th October.

The committee wondered how this would fit in with the Neighbourhood Plan and there was some concern on the potential increase in housing numbers.

It was agreed to request approval of Full Council for delegated Councillors to agree a response.

Resident

Email regarding issues relating to the Persimmon development in Mount Pleasant. Noted. It was agreed to send a letter drafted by Cllr Garrett as amended at the meeting concerning breaches of planning conditions by Persimmon relating to the Mount Pleasant development to Suffolk Coastal District Council (Anita Kittle, David Cooper, Philip Ridley, District Councillor Christopher Hudson, District Councillor Paul Rous, and County Councillor Stephen Burroughes)

9. Swifts:

A response from SCDC regarding guidelines or policies relating to swifts had been received advising that there are no official policies or guidelines but they would refer to Suffolk Wildlife Trust for advice. However, there is a general policy in the Local Plan on Bio-Diversity. Noted.

10. 2017/18 Action Plan:

Detailed and fully costed CIL funding nominations for IP

None.

11. Budget 2018/2019

No budget required for the Planning Committee.

12. Matters of report or items for next agenda:

None

11. Next meeting date:

Monday 9th October 2017 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed at 21.06.