

**Approved Minutes of the Planning Committee meeting held on Monday 13<sup>th</sup> November 2017 at 8.00pm  
in The Cell, The Old Court House, Bridge Street**

**1. Apologies:**

Cllr D Beal, Cllr L Clouting and Cllr B Roberts

**Present:**

Cllr P Collins, Cllr C Eastwood and Cllr S Garrett (Chair)

**In Attendance:**

Mrs E Coe (Town Clerk/RFO)

**2. Declarations of Interest:**

None.

**3. Minutes of previous meeting:**

Cllr Garrett proposed the minutes of the previous meeting held on 9<sup>th</sup> October, (Circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Collins with all in favour.

Cllr Garrett then signed the minutes.

**4. Public Comment:**

None.

**5. The following planning decisions were noted:**

**DC/17/4203/TCA Mr P McCleary Framlingham College- College Road – Planning Permission**

**DC/17/2492/OUT Martin & Last – Land off Vyces Road – proposed erection of 4 new single storey dwellings - Refused**

**6. The following Planning applications were considered:**

- **DC/17/4481/TCA Mr M Gayland – The Ancient House, Well Close Square – T1 Willow – to crown reduce by 3-4m. Group including Holly, Fig and Yew- reduce by 4m**

**The Planning Committee SUPPORTED the application**

- **DC/17/4583/FUL-Mr M Harvey - Edwards Farm, Coles Green – reinstatement/replacement of farm buildings destroyed by fire**

**The Planning Committee SUPPORTED the application**

- **DC/17/4578/FUL Mr & Mrs Gray- 33 The Mowbrays- proposed single storey rear extension and alterations**

**The Planning Committee SUPPORTED the application**

- **DC/17/4731/FUL Mr & Mrs C Newton – 4 Brook Lane – replace porch with larger version, rebuild bay window from ground level**

**The Planning Committee SUPPORTED the application**

- **DC/17/4669/FUL Mr & Mrs G Walker -34 Brook Lane – erection of summerhouse and shed**

**The Planning Committee SUPPORTED the application**

**7. SCDC Potential Referral of planning applications:**

**DC/17/1853 (Trigger point 1) Land on west side of Station Terrace – development of land for 4 dwelling houses**

It was noted that the Town Council had OBJECTED to the application when consulted and had made the following comments: It was noted that the land is suitable for residential housing as identified in Policy FRAM 26 of the Framlingham Neighbourhood Plan. However, there is no suitable access from Station Terrace which is an unmade, single track, narrow, no through road. The road is too narrow for the refuse lorry and residents put their refuse wheelie bins (34) at the end of the Terrace onto Victoria Mill Road. Therefore it is totally inappropriate for new development and any development on land to the west side should have access through the Hopkins Homes site and not Station Terrace. The Framlingham Neighbourhood Plan (page 72) also recognises that there are limitations because of access to the site.

The Town Clerk had responded requesting referral to the SCDC Planning Committee and it was also noted that Station Terrace marked on the plan in red is incorrect as the road is not owned by Bennett Homes. There was no known ownership of this unmade road, but current residents have right of access in their deeds.

**8. Correspondence received since the last meeting:**

None.

**9. 2017/18 Action Plan:**

- Updates

Update on affordable housing need for Framlingham. The Town Clerk was requested to contact SCDC for an update.

- Detailed and fully costed CIL funding nominations for IPC

None.

**10. Matters of report or items for next agenda:**

- Issues and Options response to SCDC – circulated via email and noted.

**11. Next meeting date:**

**Monday 11<sup>th</sup> December 2017 at 8.00pm** (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed – 20.54