

**Approved Minutes of the Planning Committee meeting held on Monday 11th December 2017 at 8.00pm in
The Cell, The Old Court House, Bridge Street**

1. Apologies:

None. All present.

Present:

Cllr D Beal, Cllr P Collins, Cllr C Eastwood, Cllr S Garrett (Chair) and Cllr B Roberts

In Attendance:

Mrs E Coe (Town Clerk/RFO) and two members of the public.

2. Declarations of Interest:

Cllr Beal declared an interest in item 8. Correspondence 1/12 as a resident of Mount Pleasant, and signed the Interest Book.

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on 13th November, (Circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Eastwood and with two abstentions due to absence all were in favour.

Cllr Garrett then signed the minutes.

The meeting was adjourned for the following:

4. Public Comment:

One person commented on item 8 1/12 as well as noting the objections made by the Town Council relating to the Green Shed site which was not in accordance with the Neighbourhood Plan. The application had been approved by SCDC and it was disappointing that the Town Council did not have an opportunity to put a case forward. Feedback from SCDC Planning department was that the system works but clearly this was not the case as a significant number of applications were not being passed to the SCDC Planning Committee, and there was no recourse except judicial review. It was suggested that contact be made with other Town and Parish councils to see how they were coping with these procedures and to bring back some democracy which was sorely lacking. It was also commented that there were only 5 days within which to respond to a referral request and this was proving difficult for some Town and Parish Councils.

One person commented that a building had appeared on the Taylor Wimpey site in Fairfield Road, which was apparently an electrical sub-station. However, the building was very intrusive and not in the agreed position according to the approved planning application.

The meeting was reconvened.

The Town Clerk advised that she had delegated powers to respond to referral requests on behalf of the Town Council within the 5 day period and other Town and Parish Councils could put this in place if they wished. She noted that there was a power-point presentation on the Scheme of Delegation and would re-circulate this to Councillors.

The Town Clerk agreed to contact Taylor Wimpey regarding the building issue highlighted as above.

Note:

Following the meeting the Town Clerk investigated the Planning application for the Green Shed site (DC/16/5386/FUL) A referral request had been received for the application and the Town Clerk had requested that it be passed to SCDC Planning Committee and reiterated the Town Councils objections which included comments that the housing mix was not in accordance with the Framlingham Neighbourhood Plan Policy FRAM 3 therefore the proposal was not in accordance with specific Policy FRAM 23 and represents overdevelopment of the site. The Town Council Chairman wrote a very strongly worded letter raising concerns that SCDC was ignoring policy details in the Neighbourhood Plan and respectfully requested that this be looked into and reiterated that the Town Council supports the principles of development on the site but only for a scheme that was in accordance with the approved NP Policies, so that at the very least the Town Council could have an opportunity to put its argument forward to the SCDC Planning Committee.

A response had been received on 15th March advising that timing was extremely important in this instance and although the Framlingham NP was an excellent document it would not be officially 'Made' until 23rd March.

Once 'made' this application would be a departure from the current Local Plan.

At the SCDC Committee meeting held on 24th April the application was approved.

5. The following planning decisions were noted:

DC/17/1853/OUT Land on the west side of Station Terrace – development land for 4 dwelling houses – The Town Council objected to the application and requested referral to SCDC Planning Committee.

Application decided by the SCDC Delegation Panel which concluded that as there was no objection to the proposal from Suffolk County Council Highways the access to the site would be acceptable. A condition was requested to be added to the application to ensure that a Construction Management Plan is submitted prior to commencement of the application.

It was noted that the policies in the Framlingham Neighbourhood Plan have not been fully considered in that policy FRAM26 includes the condition that there must be provision of appropriate vehicle access. Suffolk County Council highways had not taken into account that there were only rights of access for Station Terrace residents only and no access for refuse lorries or construction vehicles, and possibly not for residents of houses built on the site.

Following some discussion it was agreed for the Town Clerk to contact the SCDC Case Officer and request a copy of the report presented to the delegation panel. After which the Town Clerk and Cllr Garrett would draft a letter to be sent to Philip Ridley regarding the Scheme of Delegation and the fact the Framlingham Neighbourhood Plan appears to not be taken fully into account by the delegation panel, a copy would be sent to Cllr Burroughes and the Suffolk Association of Local Councils.

6. Planning applications:

None.

7. SCDC Potential Referral of planning applications:

None.

8. Correspondence received since the last meeting:

Item 1/12 Philip Summers – Landbridge

Call for sites- land between Mount Pleasant and New Street. Cllr Garrett explained the call for sites process and noted that the proposals for Mount Pleasant and New Street have been published on the SCDC website.

A request had been received for a meeting to consult further with the Town Council in relation to a strategy for sustainable growth in the town. Following some discussion, it was agreed to arrange a meeting in January.

9. 2017/18 Action Plan:

➤ Updates

Update on affordable housing need for Framlingham. The Town Clerk reported that she had contacted Mrs Mayne at SCDC (as requested at the last meeting) who had advised that reports on indicators of need are not routinely produced at a parish level given the resources that would require. However, she would be happy to provide a report when there was a large open market development being brought forward, or an exception site was identified.

➤ Detailed and fully costed CIL funding nominations for IPC

None.

10. Matters of report or items for next agenda:

None.

11. Next meeting date:

Monday 8th January 2017 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed – 20.43