

Minutes of the Planning Committee Meeting held on Monday 12th June 2017 at 8pm
(Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

1. Apologies:

Apologies were received and accepted from Cllr Clouting

Present:

Cllr P Collins, Cllr S Garrett (Chair), Cllr E Jones, and Cllr B Roberts

In Attendance:

Mrs Eileen A Coe (Town Clerk/RFO) and two members of the public

2. Declarations of Interest:

None.

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on 8th May, (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Roberts with all in favour

The Chairman signed the file copy of the minutes.

4. Public Comment:

The meeting was adjourned to allow public comment:

Two members of the public voiced objections to planning application DC/17/1853/OUT, which were noted.

The meeting was reconvened.

5. The following planning decisions were noted:

DC/17/1124 Mr M Howard – The Round House – Planning Permission

DC/17/0675/FUL Mr G Seaman – 1-3 Bridge Street – Planning Permission

DC/17/1733/TCA Mr C Eastwood -21 Haynings Mill – Planning Permission

6. The following planning applications were considered:

DC/17/1853/OUT Mr M Liverman - Land on the west side of Station Terrace – Outline application –
development of land for 4 dwelling houses

It was noted that four emails had been received objecting to the application.

6112617 The Planning Committee **OBJECTED** to the application

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.

DC/17/2142/FUL Mr & Mrs C Neill – Boundary Farm, Saxtead Road – erection of a single-storey lean to roofed rear extension to existing two-storey dwelling

6212617 The Planning Committee **SUPPORTED** the application

DC/17/2105/TCA Front Form Property Management Ltd – St Michael's Close – T1- Sycamore – Remove to stool. Previously coppiced stool regrowth affecting gate post, requires new entrance gate

6312617 The Planning Committee **SUPPORTED** the application

DC/17/2165/TCA Mr J Tanner – Bridge House, Bridge Street – to fell self-seeded Sycamore causing structural damage as too close to residential and commercial buildings

6412617 The Planning Committee **SUPPORTED** the application

The Town Clerk declared an Interest in the next item.

DC/17/2243/FUL Mr & Mrs S Page – 14 Danforth Drive – erection of a front porch and single-storey pitched roof rear extension, together with installation of side dormer structure to existing two-storey dwelling

651217 The Planning Committee **SUPPORTED** the application

DC/17/1449/ARM Mr Davies Landex Ltd – Land South East of Rawlings Cottage, Saxtead Road –
Approval of Reserved matters of DC/13/3234/OUT – Outline Planning application for the erection of 10 dwellings and construction of vehicular access, with all matters except access reserved

661217 This application had been previously issued and considered at Full Council on 4th May. The Town Council OBJECTED to the application as the housing mix does not comply with the Neighbourhood Plan Policy FRAM3. There is no provision for affordable housing in accordance with SCDC Policy for a development greater than 1000 square metres. There is no evidence that the significant surface drainage issue have been addressed, and the Planning Committee reiterates these objections.

DC/17/2411/ARM Mr Davies Landex Ltd – Land South East of Rawlings Cottage, Saxtead Road –
Approval of Reserved matters – Conditions nos 6 and 7 (Archaeology) of DC/13/3234/OUT – Outline Planning application for the erection of 10 dwellings and construction of vehicular access, with all matters except access reserved

6712617 The Planning Committee noted the application but have no comments on the conditions 6 and 7 (Archaeology)

7. SCDC Potential Referral of planning applications:

None.

8. Correspondence received since the last meeting:

4/06

Legal update in Brownfield Registers and Permission in principle. Noted

6/06

Email regarding protection of swifts. It was agreed to circulate the information to committee members for discussion at the next meeting

10/06

Copy of letter sent to SCDC regarding the construction of 14 dwellings off Brook Lane and concerns relating to the hedgerow. Acknowledged and noted.

Suffolk Coastal District Council 16/06

Letter advising that the nomination for listing 59/61 College Road as an asset of community value was unsuccessful as the asset does not meet the definitions of Schedule 1 of the Assets of Community Value (England) Regulations 2012. Noted

To consider concerns raised at Full Council on 1st June regarding the Persimmon site in Mount Pleasant and that the hedge removal appears a breach of Condition 2, also the issue of bus stops/shelter (Condition 12) It was noted that these issues have now been resolved.

9. 2017/18 Action Plan:

Updates Updates for the Action Plan had been circulated and were considered and agreed.

Detailed and fully costed CIL funding nominations for IP

None.

10. Matters of report or items for next agenda:

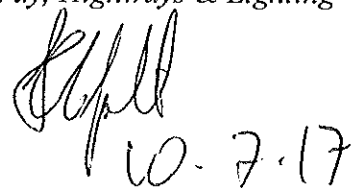
Matters of Report:

Cllr Garrett reported on his attendance at the Suffolk Coastal & Waveney District Councils Discussion Workshops on the Local Plan Review. Information would be circulated to all Councillors.

11. Next meeting date:

Monday 10th July 2017 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed at 9.28 pm.



Handwritten signature and date: 10.7.17