

Minutes for the Planning Committee Meeting held on Monday 10th October 2016 at 8.15pm
(Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

1. Apologies:

Apologies for absence were received and accepted from Cllr Barrett.

Present:

Cllr S Bennell, Cllr L Clouting, Cllr S Garrett (Chair), Cllr J Jones and Cllr B Roberts

In Attendance:

Mrs Eileen Coe (Town Clerk/RFO), Mrs Amanda Scott (Office Assistant) and one member of the public

3. Declarations of Interest:

None.

4. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on Monday 12th September, (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.

5. Public Comment:

One person commented that the landowner of Earl Soham Business Park had applied for change of use to residential only a year after using job availability at his local business parks as a reason for approving housing development at Mount Pleasant.

6. The following planning applications decisions were noted:

DC/16/2371/FUL Mr North – 8 Victoria Mill Road – Planning Permission. Noted.

It was noted that despite the Town Councils objections by a majority to overdevelopment of the site, the application was approved by Suffolk Coastal District Council under delegated powers. There followed some discussion on how the Town Council responds to planning applications. The Town Clerk reiterated her advice that decisions should include the wording 'Supported' or 'Objected' and any objections should include the relevant Material Planning Considerations. She also noted that all members had a copy of the Planning Aid document on Material and Non-Material Considerations to refer to.

7. The following planning applications were considered:

DC/16/3998/TCA Mrs N Holt – 1 Mauldens Mill – to crown reduce Sycamore off building and reshape 71101016 The Planning Committee SUPPORTED the application.

DC/16/4023/FUL Mr I Abbott – 2 Rookery Farm Cottages, Saxmundham Road – demolition of existing single storey extension and erection of two-storey extension.

72101016 The Planning Committee SUPPORTED the application.

DC/16/4053/COU Mr G Ventham – Freur House, 17a Fore Street – change of use of C3 single dwelling house to A2 or B1 Office accommodation.

Three letters had been received relating to the application and were noted (Correspondence 13/11, 15/11 and 16/11)

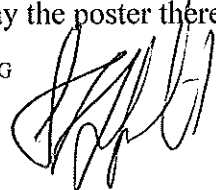
73101016 The Planning Committee SUPPORTED the application but raised concerns relating to overlooking and loss of privacy for the neighbours and suggested that frosted glass is put in the windows overlooking the neighbouring properties. Also that a condition is added that the applicant secures adequate off street parking for its employees.

8. Correspondence received since the last meeting:

Suffolk Coastal District Council 28/10

Email advising that work is underway on the review of the Suffolk Coastal District Council Local Plan. As part of the review they are looking for sites that have potential for new development. This includes new housing (5+ dwellings), employment and industrial, retail, community facilities, open space and more. Sites received will be included in the first consultation on the new Local Plan in early 2017. Sites should be submitted to SCDC by 28th October 2016. Noted.

The Town Clerk advised that a response had been drafted by Cllr Jones and approved by the Town Council Chairman and sent to Andy MacGibbon, Planning Policy Officer advising that the Town Council was currently in the final stages of its Neighbourhood Plan and shortly to receive appointment of an inspector ahead of a referendum in the next 2 to 3 months. The timing of the request to display the poster therefore was at a

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particularly sensitive point in the adoption process of the NP and displaying a Call for Sites poster would lead to confusion among residents and possible negativity towards the NP so close to referendum. The letter politely suggested that on this occasion an alternative solution should be found, such as writing to each of the main land owners in the parish and working closely with the Town Council and Neighbourhood Plan team on identifying any opportunities that might exist for further development, should Framlingham be required to provide additional housing numbers beyond that which is currently identified.

The Town Clerk reported that a response had been received advising that placement of the poster was totally at the Town Councils discretion. The call for sites was being advertised on SCDC's website and a series of parish drop-ins nearer to Christmas to discuss options was being planned to help keep everyone in the loop.

David Beal 1/11

Email regarding planning application in Earl Soham. Noted.

The Town Clerk confirmed the Town Council had not been contacted for an opinion by Earl Soham Parish Council. She advised that the Town Council may wish to give a view if it felt that the application was likely to affect Framlingham. After some discussion, the Committee agreed not to comment on the planning application. **81101016** The Chairman proposed to adjourn the meeting to allow a member of the public to comment, which was approved.

The member of the public present commented that the landowner used the close proximity of his business parks in Earl Soham to the housing development planning application for Mount Pleasant as sustainment of employment issues. Planning Officers quoted his comments on 29th Oct 2015 during the second application at the Second Hearing. He felt that there was a issue, as he was now applying for a change of use for some of the buildings on the the Earl Soham Business Park, only a year later.

82101016 The Chairman proposed to reconvene the meeting, which was approved.

There followed some discussion.

83101016 Cllr Garrett proposed to instruct the Town Clerk to set up a meeting with Phil Summers (Land Agent for Bruce Hinton) which was seconded by Cllr Roberts, with all in favour.

Simon Swann Associates 3/11

Email regarding Suffolk Towns 7491 Historic Brickwork in East Anglia: recording and conserving historic pointing finishes. Following discussion it was agreed to forward the email to the Framlingham History and Preservation Society for consideration and direct response.

M Ballmer 13/11

Letter regarding planning application DC/16/4053/COU advising of no objections to change of use but raising concerns regarding parking problems and suggesting a residents only parking scheme in Fore Street. Noted.

David Freemantle 15/11

Letter regarding planning application DC/16/4053/COU advising of no objections to change of use but raising concerns regarding parking problems and suggesting a residents only parking scheme in Fore Street. Noted.

Mr & Mrs T Spirling 16/11

Letter regarding planning application DC/16/4053/COU raising concerns regarding parking problems and their property being overlooked. Noted.

9. 2016/17 Action Plan:

➤ FRAM 3 - Housing Need Register

The Town Clerk reported that she had contact Hilary Hanslip at SCDC as requested and had been referred to Jenny Mayne who had supplied the previous information. Mrs Mayne had agreed to provide an updated Housing Need Register at no charge by the end of October.

➤ Review of Action Plan to date

Cllr Garrett had completed the updates which were considered and agreed.

10. Communication with the Public:


None.

11. Matters of report or items for next agenda:

Next Agenda:

Review of Planning Committee Policy – Cllr Garrett

FRAM 3 – Housing Need Register



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12. Next meeting date:

Monday 14th November 2016 at 8.15pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed at 9.20 pm.

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