

Signed file copy

Minutes for the Planning Committee Meeting held on Monday 12th December 2016 at 8pm
(Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

1. Apologies:

Apologies for absence were received and accepted from Cllr L Barrett

Present:

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

In Attendance:

Mrs Eileen A Coe (Town Clerk/RFO) and Mrs Amanda Scott (Office Assistant)

2. Declarations of Interest:

Cllr J Jones declared an interest in item 6. DC/16/4370/OUT (Partial Dispensation granted at the Full Council Meeting on 1st December 2016)

3. Minutes of previous meeting:

Cllr E Jones proposed the minutes of the previous meeting held on Monday 14th November, (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr J Jones, and with two abstentions due to absence all were in favour. The Chairman signed the file copy of the minutes.

4. Public Comment:

None.

5. The following planning decisions were noted:

DC/16/4243/TCA Mrs P Lawson – 26 Station Road – Planning Permission

DC/16/4123/TCA Mrs G Tomlinson – Hunters Moon, 23 Castle Street – Planning Permission

DC/16/3992/FUL Mr & Mrs A Hallows -36 Pembroke Road – Withdrawn

DC/16/4195/FUL Eglinton & Mortlock – Flint Hall, Woodbridge Road – Planning Permission

DC/16/4053/COU Mr G Ventham, Conrad Consulting – Fruer House, 17a Fore Street – Planning Permission

DC/16/3055/FUL Mr & Mrs D Kirby – New Street Farm, New Street – Planning Permission

6. The following planning applications were considered:

DC/16/4857/FUL Mrs J Watts – Paddy & Scott's Café, 22a Well Close Square- Take out existing wooden windows and door which are starting to rot, leave all existing wooden posts and install new black grained (Out) white smooth (In) UPVC windows

61121216 The Planning Committee OBJECTED to the application as the building is in the Conservation Area and should have like for like replacements and not UPVC.

DC/16/4899/FUL C J Larter – Land and building at Hatherleigh Farm, Saxmundham Road – upgrading existing vehicular access to SCC adoptable standard

62121216 The Planning Committee SUPPORTED the application.

DC/16/4355/FUL Mr Hinton OS4700 Saxtead Road – Construction of 24 dwellings and associated access roads and drainage

The response from Summers Wykes-Sneyd confirming the amended mix of dwellings in order to meet the Framlingham Neighbourhood Plan criteria, plus additional information as requested at the Full Council meeting on 1st December was considered.


63121216 In the light of new information received from Summers Wykes-Sneyd following the last Full Council meeting on 1st December, the Planning Committee agreed the following revised response:

The Planning Committee noted the Build for Life and Housing mix had been addressed satisfactorily and therefore SUPPORTED the revised application. However, they still had concerns regarding the highway issues and reiterated the previous comments that Suffolk County Council should assess the traffic projections in view of the cumulative additional traffic generated by this application and by DC/16/4370/OUT, and carry out a traffic survey to ensure these developments are sustainable.

DC/16/4370/OUT B.N.R.O and P.A Hinton – Newnham Business Park, Saxtead Road - To consider clarification and revised proposals from Summers Wykes-Sneyd

There followed some discussion and it was noted that the letter from Summers Wykes-Sneyd explained that the revised application would include only B1 usage.

Cllr J Jones declared an interest and left the room at this point.

 9.1.17

64121216 In the light of new information received from Summers Wykes-Sneyd following the last Full Council meeting on 1st December, the Planning Committee agreed the following revised response:
The Planning Committee SUPPORTED the revised application as described in the letter from Summers Wykes-Sneyd of 8th December.

Cllr J Jones returned to the room.

7. Correspondence received since the last meeting:

Mr G Grady 14/12

Letter of objection re DC/16/4053/COU and in favour of residents parking permits. Noted.

EDF Energy 12/12

Sizewell C Stage 2 Public Consultation. Information on Public Exhibition at Hacheston Village Hall on Friday 16th December 3-8pm. Noted.

Lynn Eldrett 7/01

Email regarding the Sizewell C Consultation and estimation of traffic through Framlingham. The Town Clerk would respond advising that Mrs Eldrett could raise her concerns at the Public Consultation.

Ben Woolnough SCDC 9/01

Email advising that the planning application for Freuer House requested to be determined by the Planning Committee has been approved as a delegated decision as the proposal accords with policy as Town Centre use within the defined Town Centre where commercial uses are not expected to provide on-site parking for employees and customers. The Highway Authority raised no objection.

It was noted there was no condition or restriction imposed on parking for the business.

Hollins Architects, Surveyors and Planning Consultants 7/12

Email regarding SCDC pre-application advice received for the Christian Science Meeting Room in Fore Street, requesting that the Town Councils opinion is sought regarding alternative community uses or employment uses for the building. Forwarded from last meeting as clarification and response requested.

Following some discussion, it was felt that the research involved investigating community or commercial use was not practicable for the Town Council. However, it was recommended that the research was undertaken from a commercial point of view. The Town Clerk would respond.

8. Review of Planning Committee Policy:

Following some discussion the Town Clerk clarified the current process for planning applications received and it was agreed that no policy changes were required.

9. 2016/17 Action Plan:

Updated Indicators of Need and Demand for Affordable Housing in Framlingham. The Town Clerk had circulated the October 2016 version to all Committee members prior to the meeting as requested.

The Planning Chairman would update all Town Councillors every 6 months with the needs and demands for affordable housing in Framlingham.

10. Communication with the Public:

Items for Newsletters:

None.

11. Matters of report or items for next agenda:


Template for responding to planning applications – Agenda item next meeting

Cllr Garrett reported that the new start time of 8pm for the Planning Meeting was working well.

12. Next meeting date:

Monday 9th January 2016 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed at 9.12pm.

 9.1.17