

Minutes for the Planning Committee Meeting held on Monday 9th January 2017 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 S Bennell and Cllr L Clouting

Present:

Cllr L Barrett, 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:

None.

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on Monday 12th December, (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr J Jones, and with one abstention due to absence, all were in favour. The Chairman signed the file copy of the minutes.

4. Public Comment:

None.

5. Template for responding to Planning Applications

Cllr Garrett circulated a draft template for discussion at the next meeting. The document would be an aide memoire for Councillors when considering planning applications.

6. Planning Decisions:

There were no planning decisions to be noted.

7. The following planning applications were considered:

- **DC/16/5344/FUL and DC/16/5345/LBC – Mr J Tanner – 9 Church Street – extension to existing kitchen**

(Deadline for response 12th January)

719117 The Town Council SUPPORTED the application.

- **DC/16/5386/FUL Mr North - 26 Fore Street (Green Shed site) – Demolition of existing buildings and replacement with eight new dwellings, s single B1(a) office, car parking and associated works**

(Deadline for response 18th January)

It was noted that the Town Clerk had requested an extension until 3rd February to enable the application to be considered at the next Full Council Meeting on 2nd February 2017 which had been agreed.

- **DC/16/5341/PN3 Mr N Stearn – Gatewood Farm, Lampards Brook – Agricultural barn, general machinery storage**

(Deadline for response 24th January).

739117 The Town Council SUPPORTED the application.

- **DC/16/5424/TCA Mr D Bain (English Heritage) – Framlingham Castle, Castle Street – To carry out crown reduction (1.5m) to Cherry Tree within Castle walls (near ice cream kiosk)**

(Deadline for response 23rd January)

749117 The Town Council SUPPORTED the application.

- **DC/16/5362/FUL and DC/16/5363/LBC Turner & Ellerby – The Guildhall, Market Hill – Flat roof over existing courtyard plus internal ground floor alterations**


(Deadline for response 24th January)

759117 The Town Council SUPPORTED the application.

- **DC/16/5412/FUL Mr C Mears – Springfield House, Mount Pleasant – proposed conversion of garage and first floor extension**

(Deadline for response 25th January)

769117 The Town Council SUPPORTED the application.

 13.2.17

8. SCDC Potential Referral of planning applications:

DC/16/4094/FUL Conrad House, 38 Fore Street – Trigger point 1 – The Town Clerk had responded reiterating the Town Council's objection within the 5 working days allowed. The Referral Panel had met and the application would be referred to the next available Planning Committee (February) for consideration. The Town Clerk suggested that a representative from the Planning Committee should be present. Cllr Garrett and Cllr J Jones agreed to attend. The Town Clerk would advise of the date of the meeting when known.

9. SCDC/NP:

SCDC Pre-Application advice and relevance to Neighbourhood Plan.

Cllr J Jones reported that all major developments holding a pre-application meeting with SCDC should refer to the Framlingham Neighbourhood Plan. It was also suggested that a representative from the Town Council should attend the pre-application meetings to give local knowledge and use reference to the Neighbourhood Plan.

The Town Clerk would make informal enquiries, to see if this was possible before a formal approach to SCDC was made. She would report back to the next meeting.

The Town Clerk advised that the latest edition of The Clerk had an interesting article on Top Tips for Parish Councils engaging in early discussions on development projects and noted that the Government has introduced measures to encourage developers and parish councils to enter into early discussions on development proposals. However, she also noted that these discussions can sometimes be misunderstood with accusations of pre-determination or bias. However, the Government had made it clear that early discussions can be entered into as long as these are with an open mind. The Town Clerk would prepare a Guidance document for consideration at the next meeting.

10. Correspondence received since the last meeting:

None.

11. 2016/17 Action Plan:

No updates required.

12. Communication with the Public:

Items for Newsletters:

None.


13. Matters of report or items for next agenda:

Cllr Barrett requested that the Finance Committee ensures that the Terms of Reference wording revised at the recent Full Council Meeting was updated, to include all Councillors and not just Planning Committee members.

14. Next meeting date:

Monday 13th February 2017 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

Meeting closed at 8.50pm.

 13.2.17