

## FRAMLINGHAM TOWN COUNCIL

Minutes of the meeting of the Town Council held at The St John Ambulance Westbury Centre, Fairfield Road, Framlingham on Thursday 1<sup>st</sup> March at 7.30pm

The Chairman advised that the meeting was being recorded.

### **1. APOLOGIES:**

Apologies were received and accepted from Cllr S Hopkins, Cllr J Jones, Cllr J Simpson, and CCllr S Burroughes

### **PRESENT:**

Cllrs: Mr D Beal, Ms S Bennell, Mrs L Clouting, Mr P Collins, Mr C Eastwood, Mr S Garrett, Mr G Kitching, and Mr B Roberts

### **IN ATTENDANCE:**

Mrs Eileen A Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk) District Cllr Hudson, and seven members of the public

### **2. MINUTES OF PREVIOUS MEETING:**

**211218** Cllr Kitching proposed the minutes of the previous meeting be approved as an accurate record, which was seconded by Cllr Garrett, and with one abstention due to absence, all were in favour.

The Chairman then signed the minutes.

### **3. DISPENSATIONS:**

No new applications.

### **4. DECLARATIONS OF INTEREST:**

Cllr Garrett declared an interest in the Payments

Cllr Beal declared an interest in DC/17/3681/VOC and DC/173654/VOC

Both signed the Interest Book.

### **5. ADJOURNMENT:**

**511318** The Chairman proposed an adjournment for the following items which was approved.

#### **5.1 Police Matters:**

The Town Clerk reported that along with Cllr Eastwood and the Deputy Clerk, she had attended the Safer Neighbourhood Meeting held at Saxmundham Market Hall hosted by Inspector Jackson and Sgt Beresford. Several issues had been discussed including the new tool SMART poster (Secure Mark And Register Tools) 25% of crime in East Suffolk over a 3-month period had been related to power tools and was part of an ongoing investigation. The Police had visited business premises in the town offering advice on CCTV and Smart-water etc

#### **5.2 Report by County Councillor:**

No report.

#### **5.3 Report by District Councillors:**

Cllr Hudson reported that he had been approached by Earl Soham Parish Council about the new rules requiring only 5 working days' notice for a Parish or Town Council to make an appeal about a planning decision made by the District Council. He was also deeply uncomfortable about a number of planning decisions that were made by only three people at Suffolk Coastal DC, and not the planning committee. This, along with the short timescale imposed upon town and parish councils was 'justice delayed and denied', and a 'democratic deficit'. He had referred both issues to the 'Scrutiny Committee' at SCDC for them to consider, and hoped that both issues would be resolved. He noted that Waveney had a different, and less pernicious system, and he hoped that as the two councils moved closer together a better system would be adopted. He asked what the Town Council were doing about the two issues, and Cllr Garrett replied that the Town Council had written a letter to Philip Ridley at Suffolk Coastal District Council, but the response had not been satisfactory, therefore a further letter had been sent. It was agreed for the Town Clerk to send a copy of the letter to DCllr Hudson. It was suggested that the Suffolk Association of Local Councils also be copied in and support requested. He expressed the desire for the Town Council to work in parallel with the District Councillor on these issues. Cllr Hudson echoed this sentiment.

Cllr Hudson then described how he felt the planning decision made by SCDC over the three villages bypass was potentially illegal and was concerned that this would open up the opportunity for developers to build thousands of houses. Cllr Hudson had been approached by a number of residents about the lack of pavements that had been gritted or cleared of snow and ice. He understood that the Town Council relied on volunteers and it was not easy. The Town Clerk reported that following an article in the Town Council February Newsletter, one more volunteer had come forward to date.

#### **5.4 Report from Friends of Framlingham Library Group:**

Cllr Bennell reported that there would be a pop-up stall on 11<sup>th</sup> March, and a raffle held in aid of Water Aid.

## **5.5 Report from Greener Fram/Community Garden rep:**

Cllr Bennell reported that to celebrate Greener Fram's 10<sup>th</sup> Anniversary, a celebratory cake was being baked for the next swap and mend event on 10<sup>th</sup> March, at 10:00am. Also, on 10<sup>th</sup> March, but at a slightly later time of 10:15 another cake would be available in St Michael's Church to celebrate Framlingham's 10<sup>th</sup> anniversary as a Fairtrade town.

## **5.6 Public Comment:**

Three members of the public commented on the Persimmon development on Mount Pleasant, and all felt that the developer had not built the dwellings according to the planning consent. One of these residents asked why the Town Council was only discussing one planning variation at the evenings meeting.

Cllr Garrett noted that this had been an oversight by Suffolk Coastal District Council and had agreed with the Town Clerk prior to the meeting that both variation of conditions would be considered under the item on the agenda.

One person commented that the Taylor Wimpy development was not being built to plan either, with an almost completed dwelling reportedly being described as 'a mistake' by Taylor Wimpy.

Cllr Garrett thanked members of the public for their vigilance and urged them to maintain this and bring such matters to the Town Councils attention via the Town Clerk.

One person asked if there was to be a further public meeting about the new Community Centre. Cllr Kitching replied saying that there would be an update as an agenda item as part of the Annual Parish Meeting.

## **6. RECONVENE:**

**611318** The Chairman proposed to reconvene the meeting, which was approved.

## **7. CORRESPONDENCE:**

### **Sir Robert Hitcham's Almshouse Charity**

**711318** A letter from the Trustees of the Sir Robert Hitcham's Almshouse Charity had been received advising that two of the Town Council's nominated Trustees were nearing the end of their four-year term of office, and requesting consideration to agree an additional four-year term of office for Mr T Gilder and Mr I Moore. This item was considered and agreed with all in favour.

### **Framlingham Community Baptist Church**

**721318** Cllr Kitching explained what an 'Asset of Community Value' was and outlined the process a community needs to do to ensure an asset – usually a building of some kind – is legally defined as one.

It was unanimously agreed to support the intention of FCBC to nominate Forrester's Hall, 6 Albert Road Framlingham as an Asset of Community Value.

## **8. TRAINING/CONFERENCE/EVENTS:**

No Business

## **9. Planning Committee:**

### **The following planning decisions were noted:**

DC/17/5319/TCA Dr Robin Bain/English Heritage – Framlingham Castle – Planning Permission

DC/17/2910/FUL Conrad Consulting Ltd – 38 Fore Street – Planning Permission

### **The following planning applications were considered:**

**DC/17/3681/VOC Land at, Mount Pleasant** – variation of condition 2 of Planning Consent DC/15/2759/FUL development of 95 new dwelling units together with associated access, open space and landscaping (re-submission of DC/14/2276/FUL) – deadline 1st March (extension agreed). The Council had previously objected to this application, which has been resubmitted.

**911318** The Council **OBJECTED** as no new evidence has been presented to revise this view. In addition to the matters raised before, the building plinths are not in accord with the original drawings, and porches are pre-formed of poor appearance. In some cases, some windows have been redesigned in a sort of neo-Georgian style, but not in keeping with the granted consent, and not all windows facing public spaces have been changed. The proposers have submitted more information, but the revised drawings and Materials Schedule are not in conformance with the original planning permission, nor in keeping with the original commitments in the Design and Access Statement. The houses so far built, and as specified in the drawings and Materials Schedule with the requested Variation, are not conformant with the Design and Access Statement and are out of keeping with character of Framlingham and with "Suffolk vernacular" style. Framlingham Town Council urges SCDC not to allow this VOC and to require compliance with the planning permission conditions as originally granted. The Council also considered the related application **DC/17/3654/VOC**, which has the same deadline.

The Council had previously objected to this application, which has been resubmitted.

**912318** The Council **OBJECTED** as no new evidence had been presented to suggest that the original drawings were inaccurate, and there is evidence that the new drawings are less accurate. They appear to show that Plot 71 building is now over 1m closer to the nearest neighbouring property, and thus outside the development of the agreed planning consent. This is detrimental to the neighbouring property and unnecessary. The Town Council strongly urges Suffolk Coastal District Council to enforce the planning consent and not to grant this Variation. No new evidence has been presented suggesting that the original drawings were incorrect. The revised drawings show that some car-parking places at the north end of the site have been moved down, further south. On the original plans, there was space for the original (higher) number of parking spaces by the northern boundary. That is: the buildings have been sited too far north on the new drawings, and there is no longer space for the original parking spaces. This supports the view that the new drawings (and siting of some of the buildings) are not consistent with the granted planning consent. The proposal calls for a reduction of two car-parking places, but it is also noted that there appears to be insufficient car parking shown on the drawings: The car parking provision includes some integral garages, but these are smaller than the minimum of 3m x 7m necessary to be including in car parking provision. Some of the houses were originally shown as two bedrooms, plus study, but are now being marketed as three bedrooms, which requires additional car parking within the SCC guidance, including 0.25 spaces per house for visitor parking. The original allocation of car parking appeared to be inadequate and does not include the figure given. It appears that there is a shortfall of between 20 and 40 parking spaces before the proposed reduction of a further two spaces. No reduction of parking spaces should be allowed. Framlingham Town Council urges SCDC not to allow the proposed VOC, but to insist on the planning consent and conditions as granted.

**DC/15/2759/FUL** development of 95 new dwelling units together with associated access, open space and landscaping (re-submission of DC/14/2276/FUL) – deadline 1<sup>st</sup> March (extension agreed)

**913318** The Town Council **OBJECTED** the application with one abstention.

**DC/17/5366/FUL Coppers, Coles Green** -Division and extension of 5 bed bungalows to form one 2 bed bungalow and one 3 bed bungalow – deadline 9<sup>th</sup> March (SCDC re consulting as originally advertised incorrectly (impact on right of way)

**914318** The Town Council **SUPPORTED** the application.

#### **10. PUBLIC RELATIONS AND MARKETS COMMITTEE:**

**1011318** Cllr Clouting proposed to accept the committee's recommendation to approve the following expenditure for the Soap Box Race event within the agreed budget: Traffic Management - £576.00, Synergy Audio - £430.08, Straw Bales - £600, St John Ambulance £445.54, Graham Sykes Insurance £379.40, which was seconded by Cllr Beal with all in favour.

**1021318** Cllr Clouting proposed to approve the committee's recommendation to accept the quotation from R W Curle for a replacement MCB board on the Market Hill at a cost of £449.31 from budget 1706, which was seconded by Cllr Kitching with all in favour.

#### **11. LANDS COMMITTEE:**

No Business

#### **12. RIGHTS OF WAY, HIGHWAYS & LIGHTING COMMITTEE:**

**1211318** Cllr Simpson proposed to approve the committee's recommendation to accept the quotation from Suffolk County Council to install a 6 metre galvanised column at rear of verge outside no 58 Victoria Mill Road with LED post top lantern, including telensa telecall, install underground UKPN electrical mains to new column and to test and Commission at a cost of £2,056.87 + vat using budget 1901 and EMR 332, which was seconded by Cllr Collins with all in favour

#### **13. INFRASTRUCTURE PLAN COMMITTEE:**

**1311318** Cllr Kitching proposed to approve the committee's recommendation to designate the Market Hill car parking area including highway around, but not along by the Limes as a public designated car park rather than the designation of highway as now, which would allow Civil Parking Enforcement, which was seconded by Cllr Eastwood with all in favour.

**1321318** Cllr Kitching proposed to approve the committee's recommendation that the IPC be given authority/responsibility to approve the Community Centre Working Group's recommended choice of architect for the design brief for the Sports Club site along with approval of funding to not exceed £10,000 from the CIL budget, which was seconded by Cllr Roberts, and with one abstention, a majority were in favour.

Cllr Kitching provided an update on the progress of investigations relating to St Michael's Rooms. He noted that the Town Council had funded 50% of a structural survey, the results of which would be considered at the next

meeting with St Michaels PCC on 26<sup>th</sup> March Any proposals would be considered in conjunction with the Sports Club site

#### **14 Finance**

**1411318** Cllr Kitching confirmed the BACS payments approved at the February meeting had been paid as agreed and the bank print out verified and signed by two Councillors.

**1421318** The details of the balances of all bank accounts were noted and had been available to view in the Town Council Office and prior to the meeting. A copy was filed with the invoices for reference.

**1431318** Cllr Kitching proposed to approve the committee's recommendation to appoint LCPAS to carry out the 2017/18 Internal Audit at a cost of £300 (same as last year), which was seconded by Cllr L Clouting with all in favour.

**1441318** Cllr Kitching proposed to approve the Committee's recommendation to open an account with Barclays Bank and to invest 3 x £50k of CIL funds for a period of one year each, which was seconded by Cllr L Clouting with all in favour.

**1451318** Cllr Kitching proposed to approve the committee's recommendation to award a grant to Sir Robert Hitcham's Primary School of £292.00 to support the purchase of books for the School Library, which was seconded by Cllr Clouting with all in favour.

**1461318** Cllr Kitching proposed to approve the committee's recommendation to award a grant to HOUR COMMUNITY of £1,000 towards the purchase of a Trishaw, which was seconded by Cllr Eastwood with all in favour.

**1471318** Cllr Garrett proposed to approve the committee's recommendation to appoint LCPAS as the Data Protection Officer at a cost of £500 per year which was seconded by Cllr G Kitching with all in favour.

**1481318** Cllr Garrett proposed to approve the Information Protection Policy - circulated prior to the meeting - which was seconded by Cllr Eastwood with all in favour.

A copy of the list of current invoices was provided to each councillor. Current invoices put forward at the meeting had been checked and verified by the relevant committee chairman and were made available in the Payments Folder prior to the meeting.

**1491318** Cllr Kitching proposed to approve the payment of current invoices which was seconded by Cllr Clouting and, with one abstention due to Interest, all were in favour.

#### **15. MATTERS OF REPORT OR ITEMS FOR NEXT AGENDA ONLY:**

Cllr Garrett reported that the Town Council collects data from the SID (Speed Indicating Device) when it is moved from site-to-site. This enables the Town Council to monitor traffic levels at each site at different times of the day, and we shall be able to see how traffic increases as the new housing developments are completed and occupied. The equipment does not log number plates, and no identification of cars or drivers is logged.

#### **17. Date of next Council meeting:**

The next Town Council meeting would be held on **Thursday 5<sup>th</sup> April 2018 at 7.30pm** in The St John Ambulance Westbury Centre Fairfield Road Framlingham.

Meeting closed at 8.47pm