

## FRAMLINGHAM TOWN COUNCIL

Minutes of the meeting of the Town Council held at The St John Ambulance Westbury Centre,  
Fairfield Road, Framlingham on Thursday 6<sup>th</sup> September 2018 at 7.30pm

The Chairman advised that the meeting was being recorded.

### **1. ELECTION OF TOWN COUNCIL CHAIRMAN**

Cllr Garrett, in his position as Vice Chairman, asked for nominations for the position of Town Council Chairman. Cllr Kitching proposed Cllr Collins which was seconded by Cllr Eastwood with all in Favour. Cllr Collins then took the Chair for the meeting.

### **2. APOLOGIES:**

Apologies were received and accepted from CCllr Burroughes.

#### **2.1 PRESENT:**

Cllrs: Mr D Beal, Ms S Bennell, Mrs L Clouting, Mr P Collins (Chairman), Mr C Eastwood, Mr S Garrett, Mr S Hopkins Mr J Jones Mr G Kitching Mr B Roberts and Mr J Simpson.

#### **2.2 IN ATTENDANCE:**

Mrs Eileen A Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk), DCllr Hudson, and eighteen members of the public.

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

**316918** Cllr Collins proposed the minutes of the previous meeting be approved as an accurate record which was seconded by Cllr Garrett, and with two abstention due to absence, all were in favour.

The Chairman then signed the minutes.

Cllr Garrett then wished to comment on the minute taken at the previous meeting on 4<sup>th</sup> August which related to his statement that the Mills Charity were *'withdrawing their support for Brook Lane,'* Cllr Garrett wished it to be recorded in these minutes that subsequent to that meeting, he had learnt that the Mills Charity had not decided to withdraw their support for the Brook Lane site at that time.

#### **3.1 DISPENSATIONS**

None received.

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

Cllr Simpson declared an interest in the Payments.

Cllr Collins declared an interest in planning application DC/18/3294/FUL.

Both signed the Interest Book.

### **5. ADJOURNMENT**

**516918** The Chairman proposed an adjournment for the following items which was approved.

#### **5.1 Police Matters**

No report received.

Cllr Collins noted that it was important for the meeting to receive reports from the Police and suggested that they be contacted to ask for regular reports.

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

CCllr Burroughes had supplied a written report which was distributed prior to the meeting.

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

DCllr Hudson congratulated the Chairman on his election. He told the meeting that the new 'super council' created from the merger of SCDC and WDC was working in a shadow capacity and a new logo had been devised. He reported that he had recently attended a well-supported meeting in Brandeston where residents voiced their strong feelings about a proposed new development in the village. He drew parallels to this development with the one on Mount Pleasant. He was concerned to read in the EADT that the developer, Persimmon Homes, had 'driven a coach and horses through the planning enforcement process' He said that Persimmon had worked from a position of 'fait Accompli' and left new owners with the alarming prospect of learning that they had bought homes that did not have full planning permission. He felt that this was very wrong and something must be done about it. He would be taking this up with the Planning Committee at SCDC. He felt that there were simply not enough affordable housing units being built. He also felt that there were not enough smaller homes, and disabled adapted homes for

local people to live in. He believed that there were many hidden' needs in the town such as mental health, frailty and loneliness. He was concerned that what few homes built to help address these needs would be allocated to people from outside the town. He reported that sadly – after over a year – there was no movement in Cllr Hopkin's wishes to extend the recycling opportunities for unwanted electrical goods, but would not give up pressing for this to happen.

Cllr Jones asked DCllr Hudson about a report he had heard on Radio Suffolk that SCDC had funded or were funding a village Hall in Westerfield and some car parking in Woodbridge, and could DCllr Hudson confirm if this were true and what pot did the funds come from? DCllr Hudson did not know at the time but said he would find out and then email the Town Clerk the results of his enquiry.

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

No report.

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

Cllr Bennell reported that the next swap and mend was to be on Saturday 22<sup>nd</sup> September in the Unitarian Meeting House. This would provide an opportunity to find more about the 'Men's Shed/Fram Fix. This project has become affiliated with the UKs Men's Shed organisation. It will eventually separate from Greener Fram, and be funded by membership fees.

Cllr Bennell also reported that the Food Share Shed in the Library Car park was working well.

#### **5.6 Public Comment**

The Chair of the Resident's Association congratulated Cllr Collins on his election as Chairman. He began with a wish that the Town Council would attend the forthcoming meeting at SCDC about the enforcement issues on Mount Pleasant. He echoed DCllr Hudson's feelings of frustration over the behaviour of large developers when they construct far poorer and sub-standard developments than the ones agreed by the planners – only to then apply for retrospective planning permission to cover themselves. He felt that this behaviour was quite common and that the Town Council should make a stand. He could remember the representative from Persimmon Homes describing the original plans and illustrations of the quality of homes they were proposing to build as 'what you see here is what you get'. This clearly did not happen with this development. The representative moved on to comment about the plans to extend the Elms Car Park. He hoped that these would be abandoned as the area regularly floods, and in any case was an iconic resource for the town. Five other residents voiced concerns about the plans to extend the Elms car park. Most commented on the flooding issue and the loss of green space. Others lamented the perceived missed opportunities for small parcels of land that could have been used for parking.

The representative from the Hour Community congratulated Cllr Collins on his election as Chairman and gave a report on the group's activities and echoed the negative sentiments about the plans for the extension of the Elms Car Park.

One resident asked if there was any progress on the plans to convert the Old Orchard next to the Fens on Station Road to a car park, and whether this would remove the need to extend the Elms Car Park. Cllr Jones reported that the land owner had not yet made any formal approach to the Town Council. The resident then asked if it were possible for the Town Council to 'Work Smarter' with future developers to ensure only those that build compliantly would be given the opportunity to build in the town. Cllr Garrett replied that unfortunately the choice of developer is not a material planning consideration and would not be a factor in determining which developers would build in Framlingham. Cllr Garrett said he entirely sympathised with the resident's view, but it was in SCDC's control and not the Town Council.

#### **6. RECONVENE**

**616918** The Chairman proposed to reconvene the meeting, which was approved.

#### **7. CORRESPONDENCE**

**Suffolk Libraries AGM 25<sup>th</sup> September 2018.** Any Councillor wishing to attend the meeting was asked to contact the Town Clerk.

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

816918 Cllr Garrett proposed approval for Cllr Collins to attend the ‘Chairman’s Skills Course’ at a cost of £40.00 plus mileage, which was seconded by Cllr Jones with all in favour.

### **Committee Recommendations and Business:**

## **9. PLANNING COMMITTEE:**

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

- DC/18/2614 Taylor Wimpey Fairfield Rd. Planning Permission.
- DC/18/2737/DRC Mr and Mrs Neil Boundary Farm, Saxtead Road Planning Permission.
- DC18/2306/LBC Mr and Mrs D Hutchinson, Strawberry Fields Apsey Green. Planning Permission.
- DC/18/1545/COU Hollie Coe, Charnwood Farm, Peppers Wash. Planning Permission.
- DC/17/2811/ARM Mr and Mrs P Hall, Planning Permission.

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

- DC/18/3179/FUL Mr & Mrs A Read – 11 Lambert Close

916918 The Town Council SUPPORTED the application.

- DC/18/2818/VOC Mr D Foster (Omniconp Ltd) – Land at Walnut Cottage, New Street –

926918 The Town Council SUPPORTED the application.

Cllr Collins declared a pecuniary interest in the next item and left the meeting.

- DC/18/3294/FUL Mr & Mrs R Nettleingham – 3 The Mowbrays

936918 The Town Council SUPPORTED the application.

Cllr Collins returned to the meeting.

- DC/18/3407/FUL Mr D Waelend – 6 Fairfield Road.

946918 The Town Council SUPPORTED the application.

### **9.3 To consider any Referral of Planning Applications received prior to the meeting:**

None Received.

### **9.4 Suffolk Coastal Local Plan Review – Consultation response – (deadline 14<sup>th</sup> September 5pm)**

Cllr Garrett outlined the Local Plan Review and its impact on Framlingham. The details of which had been circulated to the Councillors prior to the meeting. There was little specific in relation to the town as the process of the local plan defers to the Neighbourhood Plan where one was in place – as in Framlingham’s case. Between 2031 and 2036 the town was expected to absorb 50 homes, with any additional ‘windfall’ small sites being excepted from that number. Cllr Garrett hoped that as a result the town will be able to conduct a robust defence against any more large-scale developments.

956918 Cllr Garrett proposed a number of amendments to the draft comments circulated. These were all agreed.

Cllr Jones commented that the Neighbourhood Plan should be reviewed and rewritten within the next two to three years.

Cllr Garrett reported that he along with Cllr Beal and the Deputy Town Clerk had met with the local management representatives from Persimmon Homes. Persimmon were not able to explain why they had changed their approved plans to those that were very similar to the ones that had been rejected, but were clear that mistakes had been made. Cllr Garrett reported that Persimmon had agreed to look at a number of minor retrospective changes but the more significant breaches of planning looked less likely to be rectified. Cllrs Beal and Garrett were not satisfied with the result of the meeting and left them echoing DCllr Hudson’s sentiments about large developers who ran roughshod over the planning regulations.

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

No meeting held in August.

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

No meeting held in August.

### **11.1 Parking Strategy Update – circulated**

Cllr Jones asked for any questions on the Parking Strategy – the details of which had been circulated prior to the meeting. The Town Clerk asked if the document could be published on the Website and Cllr Jones confirmed that when any names had been removed then it could be.

### **11.2 Report from the Parking Working Group re the possibility of extending The Elms car park including the construction survey, plan and construction budget cost estimate.**

Cllr Jones outlined the contents of the report which had been circulated prior to the meeting. He noted that the surveys had been completed and the plan was technically feasible. Cllr Collins reminded the Councillors that the proposal, as it stood, was not a decision to build on the Elms car park but only a proposal to take the plans to consultation with key stakeholders.

**1116918** Cllr Jones proposed that that the Parking Working Group progress the above project to the next stage, which will involve selective consultation inviting comment from Suffolk Wildlife Trust, English Heritage, Suffolk Preservation Society and any other bodies considered necessary at this stage which Cllr Garrett seconded and with 6 in favour and 5 against, this was agreed.

**1126918** Cllr Eastwood proposed to approve the proposal to report the results of the above consultation to the Full Town Council prior to seeking approval to progress the project to pre-planning advice and public consultation, which was seconded by Cllr Jones and there followed some debate on the relevance and wording of this proposal which Cllr Jones explained. However, it was felt by some Councillors that this was a rather ambiguous proposal. Following some further discussion it was noted that the proposal had been seconded and therefore proceeded to the vote with 7 in favour and 4 abstentions.

### **12. FINANCE AND STRATEGIC PLANNING:**

No meeting held in August.

**1216918** Cllr Jones confirmed that the BACS payments approved at the August meeting had been paid as agreed and the bank print out verified and signed by two Councillors.

**1226918** The details of balances of all bank accounts was noted.

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.

**1236918** Cllr Jones proposed to approve the payment of current invoices, which was seconded by Cllr Eastwood, and with one abstention due to interest, all were in favour. A copy of the approved invoices would be appended to the file copy of the minutes.

**1246918** Cllr Jones confirmed the completion of the external audit and noted that the ‘Notice of Conclusion of Audit’ had been published on the Notice Board and Website. He thanked the Town Clerk/RFO for all her hard work on the end of year accounting process.

#### **12.1 Strategic Planning – update**

Cllr Kitching reported that there had been no meeting in August but the Town Council needs to prepare for the November Planning Forum, which was on the agenda for the next Finance Committee Meeting.

#### **12.2 St Michael’s Rooms – update**

Cllr Kitching reported that there had been only one meeting in August which had looked at drawing up a list of questions for the solicitors in relation to the lease, developing the assessment framework for the build options and creating a list of questions for the architect relating to energy efficiency and footings. Cllr Jones had begun working up the business assumptions in preparation for creating a business plan. Cllr Kitching hoped that the Town Council would be in a position to seek pre-planning advice at the end of September. Cllr Kitching reported that the results of the Bat Survey was that there were no issues with bats in relation to the demolition or build of a new hall.

### **13. LANDS COMMITTEE:**

No meeting held in August.

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

Cllr Roberts reported that he had witnessed a number of vehicles attempting to drive the wrong way down Church Street. Agenda for Rights of Way, Highways and Lighting Committee.

**15: DATE OF NEXT COUNCIL MEETING:**

The next Town Council meeting will be held on **Thursday 4<sup>th</sup> October 2018 at 7.30pm** in The St John Ambulance Westbury Centre Fairfield Road Framlingham.

**The Meeting closed at 20:49**