

DRAFT Minutes of the Planning Committee Meeting held on Monday 17th February 2020 at 8.02pm in The Cell, The Old Court House, Bridge Street

1. Apologies:

Apologies were received and accepted from Cllr Collins.

2. Present:

Cllrs D Beal, C Eastwood, S Garrett (Chair) and P Wraight.

3. In Attendance:

Mr J Overbury (Deputy Town Clerk - DTC)

4. Declarations of Interest:

Cllr Beal declared an interest in 5.1.3 and 11 and signed the interest book.

5. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting (circulated in draft form prior to the meeting) be approved as an accurate record, which was seconded by Cllr Eastwood and with one abstention due to absence all were in favour.

The Chair then signed the minutes.

5.1 Update on Actions from last meeting:

5.1.1 Flooding on Brook Lane

The response from SCC was noted. It had confirmed that the last two instances of flooding were not due to a climate change 100 year event and pointed out that all aspects of the control were the responsibility of ESC as planning authority. The DTC would draft a letter to East Suffolk Council (ESC) enforcement department outlining the potential breach of planning conditions.

5.1.2 Developments at FRAM 25.

The DTC shared the correspondence from the resident which described how the developer was intending to straighten a bend in the road leading to the development and increase the number of dwellings from 30 to 50. It was understood that one of the proposals was to incorporate an element of self-build into the scheme. It was noted that the developer had not contacted the Town Council with regard to their plans for the site.

5.1.3 Photographs of play areas (LEAPs) on new developments. Agenda item 11 was also considered at this point.

The comparison photographs of the Hopkins, Taylor Wimpey and Persimmon play areas were noted. Cllr Beal reported that he had researched the requirements for play equipment on the site and would send this to the DTC. It was felt there were three enforcement issues remaining on the site:

- Lack of any play equipment
- The surface water draining causing downstream flooding
- There was no evidence of the planting of trees as specified in the plans.

The DTC was asked to respond to ESC who had declined to arrange and attend a liaison meeting with Persimmon outlining the potential planning breaches and request their help in resolving them.

6. Public Comment:

None.

7. To note any planning decisions received prior to the meeting:

DC/19/4854/FUL Extension to existing kitchen and first floor extension 57 The Mowbrays IP13 9AJ
PP Granted. FTC Supported. Noted.

DC/19/3703/FUL Existing outbuilding converted to one bed holiday unit 1 Black Barn Cott, Saxtead Rd IP13 9PU
PP Granted FTC Supported. Noted

8. To consider any Planning applications received prior to the meeting:

DC/20/0408/FUL The Lemon tree 3c Church St. change of use from domestic/residential to commercial - private dining room

Cllr Garrett proposed to support the application, but to ask ESC to consider noise level and appropriate sound proofing for the neighbouring residential properties, which was seconded by Cllr Beal with all in favour.

DC/20/0380/LBC Installation of a defibrillator Masonic Hall New Road IP139EH

Cllr Garrett proposed to support the application which was seconded by Cllr Eastwood with all in favour.

9. SCDC Potential Referral of planning applications:

DC/20/0189/FUL Single Storey extension to front of building, 22 Mount Pleasant IP13 9HG (FTC objected 6/2/20)

The DTC reported that he had telephoned the case officer to establish what they were minded to do. The case officer had informed the DTC that this was a difficult case which had not been decided. ESC understood the Town Council's view and were sympathetic to it but was not sure whether these were sufficient material grounds to refuse the application. Should the case officer recommend approval then the matter would go to the referral panel and FTC should be informed of the referral process.

This discussion had indicated that the referral process was still in operation which had been in doubt following comments made at the ESC planning conference earlier in the month. The DTC will continue to monitor cases where FTC does not support an application and try to identify whether the Case Officer is "minded to approve".

10. Correspondence received since the last meeting:

10.1 Rainwater Harvesting Marketing letter.

This was noted and filed for future reference.

11. Non-Compliance and other issues relating to the Persimmon developments:

11.1 Next Liaison meeting:

This issue had been covered in 5.1.1 earlier in the meeting.

12. Electronic only planning process and feedback from conference: implications.

The practicalities of the new system were discussed. For large and complex applications, it was agreed to ask ESC to print A2 or A1 copies of any plans. It was also noted that there were businesses in the town with large scale printers who might help with printing plans. The use of a projector and possibly acquiring a 4k 30" monitor was noted and would be looked at within future budget considerations.

13 2018/19 Action Plan:

A new Action Plan would be drafted for the next financial year.

14 Matters of report or items for next agenda:

Cllr Eastwood reported that the Rights of Way, Highways and Lighting Committee had agreed to write to ESC planning enforcement about the developers at the Woodyard potentially breaching planning conditions by not providing parking for their contractors who were parking on the street causing obstructions.

15 Next meeting date:

Monday March 16th 2020 at 20:00

The Meeting closed at 21:02