

Minutes of the Planning Committee Meeting held on Monday 15th June 2020 at 8.02 pm Via Zoom.

1. Apologies:

None – all present

2. Present:

Cllrs D Beal, P Collins, S Garrett (Chair) and P Wraight

3. In Attendance:

Mrs Eileen Coe (Town Clerk) Mr J Overbury (Deputy Town Clerk) and two members of the public.

4. Declarations of Interest:

Cllr Beal declared an interest in 11 (persimmon)

5. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting were an accurate record which was seconded by Cllr Collins with all in favour.

6. Public Comment:

6115620 The Chair proposed to adjourn the meeting for this agenda item which was agreed.

A member of the public highlighted the issue of Sizewell C and the impact on the locality. She noted that the Town Council had not publicly stated a view on the subject and asked whether it would be doing so.

Cllr Garrett replied by saying that the issue was on the Agenda under item 10, and would be discussed this evening.

6215620 The Chairman reconvened the meeting.

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

7.1 DC/20/1661/FUL 3 Pembroke Road Framlingham IP13 9HA Construction of a new cart lodge, associated landscaping to the front garden and creation of a new opening onto highway with dropped curb.

This was noted.

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

8.1 DC/20/1703/FUL Brick Kiln Cottage Kettleburgh Road Framlingham IP13 9SD
Change of use of 2 acres from Agricultural to equestrian

8115620 Cllr Garrett proposed to support the application providing there were to be no obstructions to the bridleway, which was seconded by Cllr Eastwood with all in favour.

8.2 DC/20/1932/FUL Erection of a residential annex for use in association with the existing dwelling. 4 College Road Framlingham IP13 9EP

8215620 Cllr Garrett proposed to support this application which was seconded by Cllr Eastwood with all in favour.

8.3 DC/20/1994/LBC - Rear lean-to roof - remove concrete tiles and replace with natural slate. Insert two rooflights.
11 Double Street Framlingham IP13 9BN

8315620 Cllr Garrett proposed to support this application which was seconded by Cllr Wraight with all in favour.

8.4 DC/20/1757/FUL Land and Buildings At Lampardbrook Farm Kettleburgh Road Framlingham IP13 9SB

Change of use of Lampard Brook Farm Barns and associated outbuildings from agriculture to offices (B1), residential (C3) and entertainment/events (D2) space in association with the applicant's television and film distribution business. Renovation and alterations to the barns and outbuildings relating to the proposed changes of use.

8415620 Cllr Garrett proposed to object to this application using the following words:

Framlingham Town Council OBJECTS to this application as it stands because the proposals are not suitable for D2 use. SCC Highways have highlighted the access issue and the danger posed by a large number of vehicles and coaches exiting and entering the site (as expected with D2 use for weddings etc). The Town Council would support an application for this development if the request for D2 use were removed, and provided the concerns of The Society for the Protection of Ancient Buildings were met (concerning the lack of information with the application for Listed Building Consent with regard to the significance of heritage assets).

This was seconded by Cllr Wraight with all in favour.

8.5 DC/1758/LBC Land and Buildings At Lampardbrook Farm Kettleburgh Road Framlingham IP13 9SB

Renovation and alterations to the barns and outbuildings relating to the proposed changes of use.

8515620 Cllr Garrett proposed to object to this application using the following words:

Framlingham Town Council OBJECTS to this application as it stands because the proposals are not suitable for D2 use. SCC Highways have highlighted the access issue and the danger posed by a large number of vehicles and coaches exiting and entering the site (as expected with D2 use for weddings etc). The Town Council would support an

application for this development if the request for D2 use were removed, and provided the concerns of The Society for the Protection of Ancient Buildings were met (concerning the lack of information with the application for Listed Building Consent with regard to the significance of heritage assets).

This was seconded by Cllr Wraight with all in favour

9. SCDC Potential Referral of planning applications:

None to report

10. Correspondence received since the last meeting:

10.1 Ltr re Sizewell C

This was noted and discussed. It was agreed for Cllrs Garrett and Collins to agree a form of words to be put on the next meeting of the Full council regarding the Town Council's position on Sizewell C.

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

11.1 Next Liaison meeting:

It was agreed to ask Persimmon for some dates for a socially distanced face to face meeting on site. The District and County Councillor were to be invited (although not expected to attend) and kept abreast of the situation. The DTC would also ask members of the ESC Planning Department and enforcement section to attend.

12. To discuss the recent Town Survey with regard to Housing and Planning issues, and determine if any action should be taken by Framlingham Town Council. The survey documents were circulated by the Clerk subject "Fwd: Town Survey - Data Analysis" sent Tue 02/06/2020 12:35

This was discussed and it was agreed for Committee members to inform the DTC of any analysis they felt should be requested.

13: East Suffolk Council

13.1 Electronic Planning application issues

The DTC reported on the problems the new system was creating. The experience of the DTC and the Chair lead them to have little confidence of the accuracy of the 'dashboard' system with several dates and other aspects did not match the applications the dashboard was referring to. At times very old applications were posted on the dashboard which caused confusion and took a lot of time to resolve. The DTC felt that the new system created more work than the old paper system. The DTC was asked to keep a log of the issues and try registering as a member of public – as Cllr Garret has done, to help him cross reference and fact check the information provided by ESC. The DTC was asked to contact ESC with the results of the log in the near future.

13.2 Pre-Application Advice process

The DTC was asked to pursue his legal contact and ask for any legislation for him to research. Cllr Beal noted that there had been some recent planning applications which had referred to the pre planning advice and as ESC does not publish the advice, he felt that the Town Council did not have all the facts in order to make an informed planning decision.

14 2018/19 Action Plan:

Updates:
None.

15 Matters of report or items for next agenda:

It was agreed to ask the Full Council to place on its agenda the issue of all Committee Agendas and minutes should go onto the private page on the website.

16 Next meeting date:

Monday 27th July 2020 at 20:00

The meeting concluded at 9:23pm