

**MINUTES of the Planning Committee Meeting held on Monday 16th December 2019 at 8.15pm
in The Cell, The Old Court House, Bridge Street**

1. Apologies:

None.

2. Present:

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

3. In Attendance:

Mr J Overbury (Deputy Town Clerk - DTC) and three members of the public.

4. Declarations of Interest:

Cllr Beal declared an interest in 11 (Persimmon) 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 Beal with all in favour.

The Chairman then signed the minutes.

Cllr Garrett proposed that the Agenda item 6 (Public Comment) be brought forward which was agreed.

5.1 Update on Actions from last meeting:

5.1.1 Meeting with English Heritage re access and future plans:

Cllr Garrett reported that he, Cllr Collins and the DTC were to meet local managers at the Castle to discuss their plans for improvement and the Town Council were seeking to influence English Heritage to make it cheaper and easier for residents of Framlingham to enter the Castle.

5.1.2 Flooding on Brook Lane

The DTC reported that Suffolk County Council (SCC) had inspected the site on 28/11/19. The DTC had been called in advance of the inspection and had argued that it was SCC's duty as flood authority to ensure East Suffolk Council (ESC) did their duty in terms of enforcement. The resident affected by the flooding had written to Persimmon and a reply had been received on the day of the meeting. This was read to the Committee, and its content spoke of Persimmons position to do nothing to rectify the situation. The DTC confirmed that both he and the resident had reported the issue to ESC Planning Enforcement and the DTC had received an automated reply but nothing else. It was agreed that the DTC draft a letter to ESC Planning Enforcement (CC DCllr Cook and the Head of Planning) calling for action and quoting from the documents relating to flood prevention in the planning decision. Within the letter there would be an emphasis that this issue was creating an existential damage to property, and to detail the three instances of flooding illustrating that on at least two they were caused by the inability of the SUDS to control the flow adequately. It was also agreed that the

DTC also write to SCC (as the lead authority on flood prevention) – CC to Cllr Burroughes - requesting what the outcome of the inspection was, how it could be rectified and what was SCC's intended course of action. This letter would also contain the details of the flooding as per the letter to ESC.

5.1.3 White Horse development disputed access from Albert Road.

The DTC reported that residents of Albert Road were trying to take action to stop the developers of the White Horse site using Albert Road as an access to the rear of the development. Albert Road is a private and unadopted road whose ownership was not known. The DTC had been sent correspondence signed by many of the residents of Albert Road to ESC Planning enforcement. The correspondence called on ESC to take action as the residents felt that access to the site from Albert road did not form part of the planning agreement and the action of the developers was felt to be a breach of the planning conditions. The DTC had spoken to ESC planning enforcement who argued that this was a civil matter between the residents of albert road and the developer and was not a planning issue. The Enforcement Officer at ESC agreed that should the developer attempt to hard surface the rear of the development and not leave it as a green space then this would be a breach of planning. This was relayed to the lead resident and the DTC would email them asking them to keep the Town Council informed of any action and that it would support them if any apparent breach of planning conditions took place in the future.

6. Public Comment:

Two residents from Victoria Mill Road told the meeting they wished to learn what the Town Council was proposing to do about agenda item 10 – FRAM 25. Another person said they wanted to learn what progress was being made in the investigation to the flooding on Brook Lane which it was understood to be caused by the SUDS at Mount Pleasant.

7. Planning decisions received prior to the meeting:

None received.

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

DC/19/4712/COU Harvey Engineering Parham Airfield drainage strategy completed application to remove condition now it is satisfied.

It was noted that this issue was not in Framlingham but Parham. Cllr Garrett asked the DTC to alert Parham Parish Council to the notice as it was assumed that it was sent to FTC in error and the Committee felt Parham PCC should be alerted.

DC/19/4739/FUL single storey rear extension and alterations 8a Fore St IP13 9DY

Cllr Garrett proposed that this application be supported which was seconded by Cllr Eastwood with all in favour.

9. SCDC Potential Referral of planning applications:

None.

10. Correspondence received since the last meeting:

10.1 consider correspondence from resident re future development on FRAM 25

The DTC reported on the correspondence received from a resident of Victoria Mill Road regarding an Environmental Impact Assessment (EIA) process undertaken by the owners of the land on Victoria Mill Road identified as FRAM 25 in the Neighbourhood Plan (NP). Within the NP the site was identified as being suitable for a development of 30 dwellings. The NP also determines the number of new dwellings for Framlingham, and this number has already been exceeded. Even with the new allocation identified in the draft Local Plan, it is envisaged that any further developments (other than small “windfall” sites) would be towards the end of the Local Plan period. The EIA correspondence from the developer stated that their plans were for 50 dwellings. The resident had acquired a freedom of information request (FOI) response from ESC revealing the pre planning advice the developer had obtained. This was shared with the Committee and would be scanned and circulated. Cllr Beal recounted the history of the site: during the formation of the NP and following the call for land for development by ESC to include in their Local Plan, the owner of the land had come forward and offered a large piece of land which could accommodate many more dwellings than was finally agreed. FTC had discussed the issue and in consultation with SCC Highways (who felt the road leading to the development was too small to accommodate such a large development) had finalised on a total number of dwellings for the site of 30. The issue of access was highlighted in the pre planning advice and the suggestion made was to straighten out the road leading to the site. This would entail creating a stretch of tarmac where there is now a triangle of grass (owned and maintained by ESC) used by residents for occasional car parking. The DTC was asked to draft a letter to ESC asking what steps had been taken during the EIA screening process. There was no evidence of the correct steps that should have been taken during the process. It was noted that the owner of the land (who had been identified by the resident) had not contacted FTC to discuss the site. It was known that the land in question had been purchased in 2017 from the original owner by a family in Colchester.

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

11.1 Planning Permission granted to variations:

Noted.

11.2 Next Liaison meeting:

The DTC has sent a further request to ESC for a final liaison meeting but this again had not been acknowledged or answered. The DTC was asked to send a further request early in the New Year.

12 2018/19 Action Plan:

No updates:

13 Matters of report or items for next agenda:

Plans for ESC planning to go paperless in 2020 – for next Agenda.
Developer sign on town sign (Saxtead Road) on agenda and DTC to establish facts.

14 Next meeting date:

Monday January 20 2020 at 20:00

The meeting closed at 9:15pm.