

**Approved Minutes for the Planning Committee Meeting held on Monday 12th March 2018 at 8.00pm in
The Cell, The Old Court House, Bridge Street**

1. Apologies:

None, all present.

Present: Cllr D Beal, Cllr P Collins, Cllr C Eastwood, Cllr S Garrett (Chair) and Cllr B Roberts

In Attendance:

Mrs E Coe (Town Clerk/RFO) Mr James Overbury (Deputy Town Clerk)

2. Declarations of Interest:

Cllr Beal declared an interest in items 6 DC/17/3654/VOC and item 9, Mount Pleasant compliance issues, and signed the Interest Book.

3. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting held on Monday 12th February 2018, (Circulated in draft form prior to the meeting) be approved as an accurate record, which was seconded by Cllr Eastwood with all in favour.

Cllr Garrett then signed the minutes.

4. Public Comment:

None

5. The following planning decisions were noted:

DC/18/0121/FUL Mr and Mrs Russell 3 Howard Close (first floor side extension) Planning Permission

6. The following Planning applications were considered:

- **DC/18/0748/FUL Mr J Coward – 21 Danforth Drive** – addition of a flat roof dormer to accommodate the change of use of a storage area to a bedroom.

61318 The Planning Committee SUPPORTED the application with all in favour.

- **DC/17/3654/VOC** -Land South of Mount Pleasant Farm, Mount Pleasant - variation of Condition 2 of 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)

62318 The Planning Committee OBJECTED to the application with one abstention. The Planning Committee noted the provision of 2 additional parking spaces but re-iterated the Town Council's previous comments. The objections to the revised drawings remain and the Planning Committee agreed to urge Suffolk Coastal District Council not to allow changes to the approved original drawings. The Town Council supported the concerns raised by residents on the repeated applications for variation of approved conditions for the Persimmon site including DC/17/3654/VOC and DC/17/3681/VOC.

Following a suggestion from District Cllr Fryatt it was agreed for the Town Clerk to write to SCDC and request that the variations are put before the SCDC Planning Committee and not decided under delegated powers by Officers. It was understood that District Councillor Hudson had made the same request.

7. SCDC Potential Referral of planning applications:

DC17/5366/FUL Mr N Dunham, Coppers, Coles Green – division and extension of 5 bed bungalow to form one 2 bed bungalow and one 3 bed bungalow. (Trigger point 2)

It was agreed for the Town Clerk to respond reiterating that the Town Council fully SUPPORTED the proposal as the application was consistent with the Framlingham Neighbourhood Plan and that there was a lack of smaller properties in the town and furthermore a shortage of single story dwellings so this application met all the requirements and the Planning Committee urged SCDC to support the application.

8. Correspondence received since the last meeting:

Item 1/8 Letter regarding the Persimmon development at Mount Pleasant. Cllr Garrett proposed that the response to this letter be considered during item 9 of the meeting. This was agreed.

9. Non-Compliance issues relating to Mount Pleasant development:

The committee discussed at length the issues that have been raised about Persimmon Homes development not complying with the planning permission granted on the site. Cllr Beal reported that SCDC is not looking at all the non-compliance issues. In particular:

Condition 12 *No dwelling shall be occupied until the highway improvement works to Mount Pleasant as shown on Drawing Number 050 Rev D21 (road widening to provide right turn lane, pedestrian refuge, uncontrolled crossing points adjacent to Millers Way and to the north of the site adjacent to plot 71, bus stops, bus shelters RTPI screens and footway construction) have been completed in accordance with details that shall previously have been submitted to the LPA and approved in writing.*

Reason: In the interests of sustainability and road safety.

It was noted that houses were occupied on 1st September 2017, and this breached their planning conditions – 6 months on there are still no road improvements and there has been a steady flow of new occupants.

B) Condition 10

No development shall take place until the existing trees on and adjacent to the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.

Reason: For the avoidance of damage to protected trees included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area.

It was noted that there should be a fence surrounding the site, and “tree protection fencing” along the western and half the southern boundaries. As this was a “pre-commencement condition” it was raised by a resident back in October 2016 and It still hasn’t been done.

C) Feature Walls

Persimmons committed in their application to “upgrade” the main walls at both vehicle and footpath entrances. These were included in the more detailed landscape plan subsequently submitted and approved.

It was noted that they have built 3 of the 4 walls now, and they are standard brick walls omitting all the design features promised.

91318 Following some discussion It was agreed by a majority for the Town Clerk to write to SCDC (Case Officer Katherine Scott, Philip Ridley, Cllr Fryatt and DCllr Hudson) regarding the repeated applications for variation of approved conditions and the lack of enforcement. The contents of correspondence item 1/8 was noted and the Town Clerk would respond.

10. 2017/18 Action Plan:

- Updates: None
- Detailed and fully costed CIL funding nominations for IPC: None

11. SCDC Local Plan Working Group:

Cllr Garrett reported that he had attended the meeting held on 23rd February and there were several things of interest:

- Next formal round of consultation (which should narrow down choices on housing numbers and locations) expected June.
- Emphasis on NPs.
- Discussion round the “Ipswich Borough & Suffolk Coastal District Retail and Commercial Leisure Town Centre Study” by WYG. This is on the Local Plan evidence page at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/> This is a consultant’s report, not adopted policy. Several notes about Fram, but see especially page 14, Table E.4, which includes for Framlingham:
- Town Centre Boundary - No changes required.
- Primary Shopping Area - No PSA defined in Neighbourhood Plan. Recommended PSA extends to the western part of Church Street and Well Close Square to the west. Include Market Hill, Bridge Street and Riverside
- Primary Shopping Frontage - No PSF defined in Neighbourhood Plan. Recommended PSF includes Market Hill, The Old Mews and includes the Co-op.

- Secondary Shopping Frontage - No SSF defined in Neighbourhood Plan. Recommended SSF predominately to the west of the Co-op store and also includes 3-6 Church Street.
- It suggests we should have a PSA, PSF and SSF. It was said that this might make it easier to oppose changes of use from office or pub to res in the town centre
- Tony Fryatt emphasised that SCDC are concerned with medical practices, even though this is an NHS issue, and want the Local Plan to highlight areas where practices are at or close to capacity (e.g. Fram)

12. Matters of report or items for next agenda:

None

13. Next meeting date:

Monday 9th April 2018 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

The meeting closed at 8:45pm