

Framlingham Town Council

Minutes of the meeting of the Development and Strategic Planning Committee held in the Town Council Meeting Room, 10c Church Street, Framlingham

on Wednesday 8th September 2021 at 7.00pm

All documents relevant for this meeting have been circulated to Councillors (Cllr) in advance

1. Apologies:

Apologies were received and accepted from Cllr S Garrett.

2. Present:

Cllrs: S Davis, C Eastwood, M Hine, J Jones (Chair) and N Williamson

3. In attendance:

Mrs Eileen Coe (Town Clerk/RFO) and two members of the public in person and one via zoom.

4. Declarations of interest:

None

5. Minutes of the Previous Meeting:

518921 Cllr Jones proposed that the minutes of the previous meeting held on 14th July 2021 be approved as an accurate record, which was seconded by Cllr Hine, with all in favour.

618921 The Chair proposed an adjournment for the next item, which was agreed.

6. Public Comment:

The Project co-ordinator and Trustee for Badingham Playschool made comments relating to the Local CIL Application and advised that at yesterday's Cabinet Meeting ESC had agreed 75% of funding for the project from District CIL.

The Manager and Trustee of Badingham Playschool also made comments in support of the application and noted that the last few years had been very challenging due to operating within shared facilities and was no longer sustainable. Children from 3 months to nearly 5 years of age so a considerable amount of equipment was needed. An enhanced service would be offered in a purpose built facility along with an outdoor space.

One person commented that they hoped the CIL applicants understand the importance of communication and sharing information and what reasonable explanation is there for the public to not be allowed access to the CIL application and supporting documents as ESC have no objections to the information being made public as they can see no commercial or confidential information included in the documents?

Why can't the facility be situated in Framlingham where it is now operating and where presumably there is the greater need?

How many children from each parish attend Badingham Playschool?

Why is Suffolk County Council not funding the building as the education authority?

How is the upkeep of the building going to be financed as the finances of Badingham Play School indicate that total income equals total expenditure apart from £4,600 and that's in rented accommodation, not their own premises.

Framlingham has had three large housing developments and with that comes many issues to address for future planning like infrastructure and additional facilities. Planning for the future generations is vitally important but doubt there has been any meaningful discussion on this application on whether for the longer term it is the best location or viable for the future needs of Framlingham. Just because early year's education is on the Neighbourhood Plan does not mean it will happen as many resident have found. Added to this the Town Council is fully aware that residents priorities have changed.

Badingham Playschool was urged to divulge the CIL Application information or at least provide further information and the Town Council to carefully consider all options on this subject before approving or denying this application to ensure the best outcome for Framlingham and surrounding villages so that Framlingham is not 'sold down the river' yet again.

628921 The Chair proposed to reconvene the meeting which was agreed.

7. Applications for Local CIL Funding:

7.1 Badingham Playschool - £392,750.56

Local CIL Application for a purpose built premises opposite Dennington Village Hall to accommodate children from Badingham, Dennington and Framlingham and surrounding villages – Local CIL Application and 14 attachments circulated to members with the agenda.

Cllr Jones reported on his research and noted there had been no communication from ESC or Badingham Playschool prior to the Local CIL Application being submitted, either advising the Town Council of the planning application or the BPS application for District CIL funding.

The Framlingham 2017-2031 Neighbourhood Plan did not address or include the requirement to find land or premises for Badingham Playschool which in 2017 was based at Dennington Village Hall.

In 2019 the additional needs for early learning places in Framlingham (as addressed in the 2017 Neighbourhood Plan) had been provided by the approval and construction of the 'Little Leaders' Child Care Centre in Station Road.

In April of this year a pre FNP review discussion was had with both the ESC Infrastructure Team and SCC Planning Team responsible for educational needs. At that time our requirement for information re early learning capacity was stated as being 69 surplus places which was sufficient to accommodate both remaining allocations in the FNP and the additional 100 dwellings in the ESC Local Plan. An update on this number received at 5.00pm this evening is a revised surplus of 54 places.

In the application by BPS they have requested funding of 25% of the total project costs, less some small donations, the total funding request totals £392,750. Local CIL contribution from development in Framlingham had averaged 12.7% as a result of a NIL

contribution on one major development and 15% on the others – not 25%, as approval to these developments was given before approval of the 2017 FNP.

Finally the total Local CIL funding request of £392,750 is actually in excess of available CIL funding as shown in the July 2021 FIIP Report which can be found on the www.framlingham.com website. The Infrastructure priorities for Framlingham do not include BPS.

718921 Cllr Jones proposed to adjourn the meeting for questions which was agreed.

Cllr Williamson asked about rising costs of materials etc due to short supply following Covid

BPS responded that there was a contingency for this purpose

Cllr Hine noted that most of the attendees would come from outside of Dennington thus increasing travel.

BPS had consulted with planners to find a suitable site and had chosen Dennington as there was no early years provision unlike Framlingham.

Cllr Jones commented that this complete rebuild of BPS and the need to allocate £1.6m was not in the ESC Infrastructure Delivery Plan.

Cllr Jones advised the meeting that the communication received this evening from Suffolk County Council suggested that it would be wise to defer the decisions as they wish to have discussions with ESC.

728921 Cllr Jones proposed to reconvene the meeting which was agreed.

738921 Cllr Jones proposed that a decision be deferred to the next meeting to allow further information to be obtained, which was seconded by Cllr Hine with all in favour.

8. Projects identified for Local CIL funding by Town Council Committees:

8.1 LAM Committee:

Request for up to £1,000 of Local CIL funds for the provision of 3 new litter bins for the Pageant Field, (Heyn -Heritage 100ltr round hooded litter bins @ £268 each plus delivery)

The Committee SUPPORTED the application

9. Framlingham Infrastructure Investment Plan: (Identifying and prioritising infrastructure)

Cllr Jones reported that the Plan had been updated with the current figures and was available on the www.framlingham.com website.

10. Strategic Plan:

Cllr Jones suggested a Year End review be carried out which was agreed.

10.1 Framlingham Integrated Transport Strategy - Working Group

Cllr Eastwood reported that the group is being re-started and will have its next meeting on Monday September 20th.

11. People & Places – Draft Framlingham Town Centre Forward Framework:

11.1 To report on informal Councillor meeting

Cllr Jones reported that the notes of the meeting will be shared with the Framlingham Business Association for discussion before considering further at this meeting and prior to a formal joint FTC/FBA response to ESC

It was agreed for Cllr Jones and the Town Clerk to meet with the FBA Vice-Chair on an informal basis prior to the meeting with the FBA.

12. Allotment provision:

12.1 Report on progress with Allotment proposals

None.

13. Correspondence:

13.1 Email from Non-Resident:

Email regarding Changing Places toilet facilities in East Suffolk plus copy of response from ESC.

It was agreed for the Town Clerk to submit an expression of Interest and approach English Heritage for the use of their car park. Cllr Williamson would provide the detail for the EH communication.

13.2 Email from Resident:

Email Suggesting that the Town Council consider a longer term strategic review of the use of the town centre and its use in regard to the relationship it has with motor vehicles. The rest of modern Europe has begun to shift town use away from motor vehicles to pedestrian use with walking and cycling and low carbon transport now normal parts of modern town life rather than just a future vision.

It was agreed that this could be considered as part of the FNP Review.

14. Skills and Community Engagement Audit for Councillors:

14.1 Collated results

It was agreed for the Town Clerk to chase the outstanding responses.

It was agreed for Cllr Hine to compile a simplified Skills Questionnaire which the Town Clerk would send to all volunteers on the Covid-19 Group who wish to continue.

15. Action Plan:

It was noted that all committees would update their plans at the September meetings.

16. Accessible viewing platforms for disabled people for the Mere –Cllr Hine

The proposal had been circulated and was considered as a long term project which would need to include Historic England, Framlingham College and Suffolk Wildlife Trust.

1618921 Cllr Jones proposed to agree to move forward in principle, which was seconded by Cllr Hine with all in favour.

It was agreed for the Town Clerk to arrange a meeting with Framlingham College and SWT to discuss the project further.

17. Community Partnership Area Funding –Cllr Hine

Cllr Hine reported that the next meeting would be held in October and there was funding for social inclusion and youth projects.

18. Matters of Report and items for the next agenda:

Budget 2022/2023

19. Date of next meeting:

Wednesday 13th October 2021 at 7:00pm

Meeting Closed 20.50