

FRAMLINGHAM TOWN COUNCIL

Minutes of the meeting of the Town Council held at The St John Ambulance Westbury Centre,
Fairfield Road, Framlingham on Thursday 5th April at 7.30pm
The Chairman advised that the meeting was being recorded.

1. APOLOGIES:

Apologies were received and accepted from Cllr L Clouting and CCllr S Burroughes

PRESENT:

Cllrs: Mr D Beal, Ms S Bennell, Mr P Collins, Mr C Eastwood, Mr S Garrett, Mr S Hopkins, Mr J Jones,
Mr G Kitching, and Mr J Simpson

Mr B Roberts was not present

IN ATTENDANCE:

Mrs Eileen A Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk) DCllr Hudson, one
member of the press and 11 members of the public

2. MINUTES OF PREVIOUS MEETING:

215418 Cllr Kitching proposed the minutes of the previous meeting be approved as an accurate record,
which was seconded by Cllr Collins and with two abstentions due to absence, all were in favour. The
Chairman then signed the minutes.

3. DISPENSATIONS:

315418 Cllr Kitching reported that a dispensation request had been received from Cllr D Beal relating to
the Persimmon development as Cllr Beal lives next to it. Cllr Kitching proposed that a Dispensation be
granted under S.33 Localism Act 2011 for reason C (Granting the dispensation is in the interests of
persons living in the authority's area) which would be valid until May 2019 and with one abstention all
were in favour.

4. DECLARATIONS OF INTEREST:

None

5. ADJOURNMENT:

515418 The Chairman proposed an adjournment for the following items which was approved.

5.1 Police Matters:

No report

5.2 Report by County Councillor:

No report, but the Town Council has requested a meeting with CCllr Burroughes for the very near future.

5.3 Report by District Councillors:

DCllr Hudson told the meeting that he has no money available now but hopes to be able to gift the sum of
£500.00 in May 2018 to help with the Soap Box Race.

He went on to discuss the noncompliance issues with a number of developments by large developers in
the town. He fully supported the Town Council's efforts in trying to get justice when the law has clearly
been flouted. He urged the Town Council and its residents to be strong in these cases where the
developers make a mockery of local democracy and the proper legal process. He urged the Town Council
and its residents to 'stand up and be counted' and seek all methods available to them – such as the local
press and umbrella organisations like Suffolk Association of Local Councils – to seek justice for the
Town. He remains disappointed with his continued suspension from the SCDC Planning Committee
where he feels 'money talks'. He told the meeting that SCDC has no money available to mount the legal
challenges required to stop these developers breaking the law and reminded the meeting that such action
cost £10,000 a day – a sum these developers can afford but SCDC cannot. He suggested that it may be
worth trying to find a pro bono brief to help fight these cases of illegal activity. DCllr Hudson then told
the meeting that Unitary Status for Suffolk Councils was back on the agenda. He said that this is being
driven by costs and the need to save money. He said that £55M of savings have been identified if Suffolk
becomes a Unitary Authority and that most of these savings would arise though cutting the head count of
council staff. The process has already had an impact on District Councils with Babergh and Mid Suffolk
calling a halt to their merger talks. It will of course have an impact on Waveney and Suffolk Coastal but

as their plans are more advanced than Babergh's and Mid Suffolk, this has caused a great deal of debate within SCDC and Waveney.

Cllr Kitching thanked DCllr Hudson for the promise of the £500.00 for the Soap Box race and his support and encouragement. Cllr Kitching then asked for any comments from the public. One resident asked if any member of the public could have any influence or pressure on SCDC Planning Committee. DCllr Hudson reiterated the fact that he is appalled that democracy is throttled in terms of enforcement and urged the public to continue to bring these instances of illegal activity to his and the Town Council's attention and to make every effort themselves to highlight them.

5.4 Report from Friends of Framlingham Library Group:

Cllr Bennell reported that the new Library Manager was in place. Cllr Kitching thanked Cllr Bennell for her report, especially so, as it was not many weeks since her accident.

5.5 Report from Greener Fram/Community Garden rep:

None

5.6 Public Comment:

One member of the public spoke about the Taylor Wimpy development in Fairfield Road. He understood that the road is to be closed for a further month but that Taylor Wimpy had told no one about it. Another member of the public suggested that you could not rely on the planners at SCDC to always pick these things up as they were now burdened with having to do the work on enforcement as well as planning.

Another resident commented on the recent Framlingham Town Council newsletter article about the proposed Community Hall. He was concerned that there were many details in the legalities of the proposals especially in relation to the ownership of the land and the long-term ownership and use for the town of any building successfully built. This resident also voiced grave concerns over the proposed Gymnasium in Station Yard that was on the agenda and urged the Town Council to reject this application. Cllr Kitching thanked this person and reassured them that the very details regarding the Community Centre which he was referring to, was the subject of some debate and were being considered in depth.

Another resident suggested that we should all appreciate the work Hollins have done on the Community Centre and their ability to produce changes at short notice. A further resident reported that the drains were blocked from Mills Meadow and were flooding Fairfield Road again. Each time this happens it gets worse rather than better. Cllr Kitching reported that the Town Council shared this frustration and in particular with the system for reporting highway problems to Suffolk County and agreed to bring this matter up when the Town Council meets with CCllr Burroughes. Another person spoke about the proposed development of the Gym in Station Yard. He said that the company involved had been evicted from some premises in Earl Soham for flouting opening hours and noise and urged the Town Council to reject the application.

6. RECONVENE:

615418 The Chairman proposed to reconvene the meeting, which was approved.

7. CORRESPONDENCE:

None

8. TRAINING/CONFERENCE/EVENTS:

No business

9. Planning Committee:

The following planning decisions received were noted:

DC/18/0121/FUL Mr & Mrs Russell – 3 Howard Close – Planning Permission Cllr Garrett noted that the Planning Committee's observations had been ignored.

DC/18/0552/FUL Ms J Johnson – 3 Station Road – Planning Permission

The following planning applications were considered:

DC/18/0858/FUL Mr H Anderson -1 Great Eastern Yard, Victoria Mill Road – change of use from B1 to D2 (Gymnasium) use. Installation of 2 Fujitsu AOYG24LFCC domestic air conditioning units, each measuring 790x315x578mm. The units will be installed at ground level attached to the front of the

building to minimise the visual impact whilst also being as far as possible from the neighbouring property to avoid any noise impact.

915418 The Town Council **strongly OBJECTED** to the application as the noise and vibration and general disturbance is incompatible with a residential area (Local Plan Policy DM23). The change of use requested is substantial and incompatible with DM12. The proposed activity is unsuitable in extremely close proximity to residential housing. The property is the end of a residential terrace, and the building is not suitable for activities necessarily creating both noise and vibration that will inevitably be transmitted through the building. The construction of the building is unsuitable for the proposed activity. The photographs supplied in an objection the neighbour demonstrate that the property is an integral part of a residential building (the photograph supplied by the applicant does not show the integral nature of the property with residential housing). The Environmental Protection response notes the potential impact but surprisingly states that this is acceptable within the proposed operational hours. It should be noted that the residential properties in the same building house children that are in bed during the proposed hours of operation.

The Environmental Response also misses the impact of the installation of air conditioning units, which cause noise and vibration even if sited at the end of the building. The report suggests conditions such as that windows should be closed during operation of the gymnasium and that “silent disco technology should be used”. These are unworkable and unenforceable, and do not mitigate the disturbance caused by significant numbers of people arriving and departing at extended hours of the day. The area in front of the property would be used for parking, and with the proposed hours of operation, this would lead to significant traffic at start and end of school times. This would lead to increased danger to schoolchildren, as Great Eastern Yard is used by children going to and from school as an alternative to walking along fairly narrow pavements along Station Road. The poor state of Great Eastern Yard adds to the danger. The area proposed for parking is not owned or controlled by the operators of the proposed gymnasium and thus could be unavailable in future (DM19). It should be noted that this gym has been evicted from its previous location in Earl Soham (operating without planning permission) having caused local disturbance from loud music and what was described as a “night club atmosphere”. The proposed location is even less suitable than the Earl Soham location. It should also be noted that there are other better-suited sites for this type of activity in the area not located in buildings that also house residential accommodation.

DC/18/0916/FUL Mr Longstaff – 90 Castle Brooks – the proposal seeks to fill the boundary ditch of no 90 Castle Brooks and move the garden fence line to the boundary edge. The ditch filling will incorporate a 700mm diameter concrete pipe to allow for water run-off from the existing outlet.

925418 The Town Council **OBJECTED** to the application, as this would reduce the capacity of collecting surface water drainage in the area.

DC/18/1006/PN3 Jordan Last (Taylor Wimpey) Land at Fairfield Road – request for approval of details of design and external appearance relating to development permitted by Class B(e), Part 15 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

935418 The Town Council **OBJECTED** to the application in view of the damage to the visual amenity of the structure in that location and recommend that approved plans for the development should be enforced.

DC/18/1194/VOC Northland Haddenham Ltd North – 8 Victoria Mill Road – variation of condition 2 of DC/16/2371/FUL- erection retention of conservatory (revised scheme to C/11/2008 (Approved

drawing list to be amended, substituting 3626-15A and LSDP 11308.01 Rev B with revised drawings 3626-15AA and LSDP11308. 01Rev.D)

945418 The Town Council **SUPPORTED** the application.

Referral of Planning Applications:

DC/18/0063/FUL and DC/18/0064/LBC The White Horse, 27 Well Close Square – Trigger Point 1

Responded within the 5 working day period requesting referral to SCDC Planning Committee – Considered by SCDC to be policy compliant and therefore is acceptable and will be approved by Officer delegation. Cllr Beale felt that our objections had been completely ignored and that as the issue did not go to SCDC Planning Committee no one can see the report on the process. He felt that the ‘facts’ presented are wrong – and this alone should be a reason why the decision needs to be made by an elected body and not a Planning Officer.

955418 it was agreed to discuss this matter and write a further letter to SCDC regarding the referral process at the next Planning Committee on Monday 9th April.

DC/17/5435/FUL Boundary Farm, Saxtead Road – Considered by SCDC Planning Committee 26th March

A formal decision notice is awaited.

DC/17/5366FUL Coppers, Coles Green - to be considered by SCDC Planning Committee on 19th April

DC/17/3654/VOC and DC/17/3681/VOC Land south of Mount Pleasant Farm, Mount Pleasant – request for both applications to be considered by SCDC Planning Committee and not Officer delegated. The Town Council has not had any response from SCDC regarding the request for this to be considered by the SCDC Planning Committee and remains very concerned about the process.

10. Public Relations and Markets Committee:

No business

11. LANDS COMMITTEE:

1115418 Cllr Bennell proposed approval of the quotation of £520 from Ashwell Signs for a replacement information board for the Cemetery using Budget 1613 (Trees All) which seconded by Cllr Kitching with all in favour.

12. RIGHTS OF WAY, HIGHWAYS & LIGHTING COMMITTEE:

No business

13. INFRASTRUCTURE PLAN COMMITTEE:

1315418 Cllr Jones proposed to approve the committee’s recommendations to work with the PCC for the upgrading/rebuild of St Michael’s Rooms as a stand-alone project with CIL funding to support it which was seconded by Cllr Kitching with all in favour.

1325418 Cllr Jones proposed that the IPC be given authority/responsibility to approve the Community Centre Working Group 's recommended choice of architect for the design brief and professional fees (environmental and archaeological studies) for the St Michael’s Rooms site, using funds already approved under item 1321318 (not to exceed £10,000 from the CIL budget) by Full Council on 1st March 2018, which was seconded by Cllr Kitching and with one abstention all were in favour.

1335418 Cllr Jones proposed to approve expenditure of up to £500 from the CIL budget for a Traffic Survey/Count on Brook Lane/Vyces Road, which was seconded by Cllr Kitching with all in favour.

14. FINANCE:

A copy of the list of current invoices was provided to each Councillor. Current invoices put forward at the meeting had been checked and verified by the relevant committee chairman and were made available in the Payments Folder prior to the meeting.

1415418 Cllr Jones proposed to approve the payment of current invoices, which was seconded by Cllr Garrett with all in favour. A copy of the approved invoices would be appended to the file copy of the minutes.

1425418 Cllr Jones confirmed the BACS payments approved at the March meeting had been paid as agreed and the bank print out verified and signed by two Councillors, which was noted. The details of the bank balances of all bank accounts were noted.

15. MATTERS OF REPORT OR ITEMS FOR NEXT AGENDA ONLY:

Cllr Eastwood reported he had attended a roadshow which had highlighted some of the problems connected with domestic waste, especially plastics. Examples were shown of plastic items found on Suffolk Beaches that had been floating round in the environment for up to 40 years. Two products were highlighted – teabags, because of the sheer number of them and balloons, because of the harm they cause to wildlife. Almost all tea bags contain plastic and don't fully decompose in domestic composters. The message was to use loose leaf tea, and never let balloons go free! There is a lot of confusion over which plastics can be recycled but a good list can be found on the County Council's recycling website: <http://www.greensuffolk.org/recycling/how-to-recycle/>. Two projects caught Cllr Eastwood's eye – Waldringfield Primary School are collecting and recycling plastics and Suffolk Cloth Nappies who loan out nappies free of charge. Cllr Eastwood ended by saying that recycling is only one solution and it is better not to use plastics in the first place.

Cllr Simpson requested an agenda item for the next meeting regarding the continued problems with highways, if not resolved by the Rights of Way, Highways & Lighting Committee.

17. Date of next Council meeting:

The next Town Council meeting would be the ANNUAL TOWN COUNCIL MEETING to be held on **Thursday 3rd May 2018 at 7.30pm** in The St John Ambulance Westbury Centre Fairfield Road Framlingham.

Meeting closed at 8:55pm