

**Minutes for the Planning Committee Meeting held on Monday 14th May 2018 at 8:10pm pm in The Cell,
The Old Court House, Bridge Street**

1. Election of Committee Chairman

Cllr Eastwood proposed Cllr Garrett which was seconded by Cllr Collins with all in favour.

2. Apologies:

Apologies were received and accepted from Cllr Roberts.

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

In Attendance:

Mrs E Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk) and one member of the public.

3. Declarations of Interest:

None

4. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting held on Monday 9th April 2018, (circulated in draft form prior to the meeting) be approved as an accurate record, which was seconded by Cllr Beal with all in favour. Cllr Garrett then signed the minutes.

5. Public Comment:

None

6. Planning Decisions:

None

7. The following Planning applications were considered:

DC/17/1449/ARM Land south east of Rawlings Cottage showing a change to the housing mix.

There was some confusion as to why the Town Council was asked to comment again on this application as it was the same application submitted in May 2017. The Planning Committee agreed to reiterate its original response to the application as follows:

7114518 The Town Council OBJECTED to the application as the housing mix does not comply with the Neighbourhood Plan Policy FRAM 3. There is no provision for affordable housing in accordance with SCDC Policy for a development greater than 1000 square metres. There is no evidence that the significant surface draining issue have been addressed.

7214518 DC/18/1630/FUL Christian Science Society – 23 Fore Street -Change of use of existing meeting room and extension to create new dwelling (re-submission of planning application DC/17/3752/FUL. The Planning Committee OBJECTED to the application.

It was felt that this development had no provision for parking and the solution proposed to lease a space in Fore Street car park would result in a net decrease in available car parking spaces in the town.

7314518 DC/18/1741/FUL Mr & Mrs S Ransome – 24 Saxmundham Road – alterations to roof structure above existing garage to create master bedroom with on-suite bathroom

The Planning Committee the SUPPORTED application

The Town Clerk left the room whilst the next item was considered

7414518 DC/18/1545/COU Miss Hollie Coe – Charnwood Farm, Peppers Wash Lane – Change of use of land from B8 (storage) to dog day care facility under sui generis use class including the siting of two non-permanent ‘cabins’ for use in connection with new facility.

The Planning committee the SUPPORTED application.

It was felt that the application created employment opportunities in an industrial area, which was unlikely to create a noise nuisance and was next to a Veterinary Surgery.

The Town Clerk returned to the meeting.

7514518 DC/18/1632/FUL Mr and Mrs Foster – April cottage, 7 Kettleburgh Road – first floor rear extension and remodelling

The Planning Committee the SUPPORTED application

8. SCDC Potential Referral of planning applications:

The Town Clerk reported that she had an acknowledgement from SCDC of the Town Council’s complaint along with an apology for taking a long time to respond, but they believe that a full investigation is better than an incomplete or inadequate response. Cllr Garrett reported that the Town Council felt the process used by SCDC Planning Department for determining applications outside of the SCDC Planning Committee was at fault. The Town Council wanted to challenge SCDC over this process which it felt was undemocratic and not

fit for purpose. The Town Clerk reported that she had received guidance from SALC which stated that a Town Council cannot take a complaint to the Ombudsman, but individuals could do so. After some debate it was agreed that the Town Clerk would seek further guidance from SALC as to whether the Town Council could write to the residents of Station Terrace who objected to the development on the old allotments outlining the position and advising those residents of their entitlement to pursue a complaint about SCDC's determination. The Planning Committee debated how the Town Council could take this issue further following the advice from SALC. It was agreed that Cllr Garrett would draft a letter to the Chair of SCDC Planning Committee with a copy to DCllr Hudson to take advantage of the internal debate within Waveney and Suffolk Coastal District Councils since they had decided to merge into one District Council. It was hoped that the new District Council 'East Suffolk' would adopt a more transparent and democratic system for determining planning decisions outside of the District Planning Committee.

9. Correspondence received since the last meeting:

1. Flooding in Brook Lane from Persimmon development
2. Flooding in Brook Lane from Persimmon development

The two items of correspondence about the flooding in Brook Lane were discussed together as they related to the same issue.

It was agreed that The Town Clerk would write to the Flood Technician at Suffolk County Council, the Environment Agency and SCDC Planning Enforcement about the flooding caused by the Persimmon Development.

3. Letter regarding development fronting Saxtead Road

Cllr Garrett noted that a meeting had been held with Hopkins Homes relating to the above and the contents of the letter were noted.

10. Non-Compliance issues relating to developments in the town:

Mount Pleasant (DC/17/3654/VOC and DC/17/3681/VOC) The response from the Case Officer at SCDC of 23rd April was noted. It had been advised that the route for determination and officer recommendation were currently unknown on both applications. However, if the items were to go to the SCDC Planning Committee this would most likely be in June. Cllr Beal reported that an individual resident had complained about the process and was pursuing this action. It was agreed for the Town Clerk to chase a response if these items were not on the next SCDC Planning Committee agenda.

11. 2018/19 Action Plan:

The Action Plan had been revised and would be presented to the Finance Committee for approval prior to publication.

12. Matters of report or items for next agenda:

None

13. Next meeting date:

Monday 18th June 2018 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

The meeting closed at 9:34pm