

Minutes of the Planning Committee Meeting held on Monday 16th July 2018 at 8.00pm in The Cell, The Old Court House, Bridge Street

1. Apologies:

None received – 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) and one representative from Taylor Wimpey PLC

2. Declarations of Interest:

None.

3. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting held on Monday 18th June, (Circulated in draft form prior to the meeting) be approved as an accurate record, which was seconded by Cllr Eastwood and with two abstentions due to absence all were in favour.

Cllr Garrett then signed the minutes.

3116718 The Chairman proposed to adjourn the meeting which was approved

4. Public Comment:

The representative from Taylor Wimpey PLC explained the reason for their variation. An error in surveying had resulted in the footpath on the eastern edge of the development being misdrawn on the plans. The two options open to Taylor Wimpey were for them to delay the building of the affordable housing until the route of the footpath was officially altered, or for the design of the development would be altered to accommodate the official line of the footpath. The representative confirmed that the footpath would be a hard, all-weather surface. The representative also confirmed that there was to be no alteration of the dwellings proposed, only alterations to the parking and traffic arrangements.

4116718 The Chairman proposed to reconvene the meeting which was approved.

5. The following planning decisions were noted:

DC/18/1632/FUL April Cottage, Kettleburgh Road - First Floor extension and remodelling - Planning Permission

6. Planning applications and any others received prior to the meeting:

- **DC/18/2434/FUL Hopkins & Moore Ltd-Os 4700 Saxtead Road** – residential development of 24 dwellings, together with associated access roads, garaging and car parking (revised proposals to those previously permitted under DC/16/4355/FUL

6116718 The Planning Committee **SUPPORTED** the application with all in favour.

- **DC/18/2445/FUL Hopkins & Moore Ltd-Os 4700 Saxtead Road** – residential development of 24 dwellings, together with associated access roads, garaging and car parking (revised proposals to those previously permitted under DC/16/4355/FUL

6216718 The Planning Committee **SUPPORTED** the application with all in favour.

- **DC/18/2614/VOC Taylor Wimpey East Anglia – Development of land east of Fairfield Road** - variation of condition 2 on application DC/14/2747/FUL (erection of 163 dwelling houses with associated parking, access, highway works, landscape, open-space, drainage and infrastructure including the resurfacing of two existing public rights of way)

6316718 The Chairman suspended the meeting to allow questions to be asked from the representative from Taylor Wimpey.

6417718 The Chairman re-convened the Meeting.

6516718 The Planning committee **SUPPORTED** the application, by a majority of 4 in favour and 1 against, subject to the design being altered to allow landscape breaks on the revised echelon parking arrangements.

- **DC/18/2737/DRC Mr R Bennett – Boundary Farm, Saxtead Road** – details as attached Schedule of Conditions

6616718 The Planning committee **SUPPORTED** the application with all in favour.

7. SCDC Potential Referral of planning applications:

None.

8. Correspondence received since the last meeting:

8.1. Suffolk Coastal District Council

The Public Consultation on the First Draft of the Suffolk Coastal Local Plan 20th July – 14th September 2018 was noted. The Chairman reported that he understood from DCllr Hudson that the new East Suffolk Council would continue to work to the old (SCDC and WDC) boundaries for the next Local Plan and only create an East Suffolk Local Plan at the next revision.

Cllr Garrett/Cllr Jones and the Town Clerk/RFO would be attending a 1 hour bespoke session on Tuesday 7th August. All Councillors had been circulated the invitation from SCDC to the briefing session on the first draft of the SCLP on 18th July.

8.2. Residents of Victoria Mill Road

The email regarding survey work being undertaken in Victoria Mill Road was noted. The DTC would respond stating that whilst the site was in the Neighbourhood Plan, Framlingham had exceeded its allocation for new build. In addition, the SCDC Local Plan revision precludes development on this site until 2031.

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

9.1 Mount Pleasant (DC/17/3654/VOC and DC/17/3681/VOC)

The DTC had written to SCC, the Environment Agency and SCC Highways and initially had a positive response from both. This had later changed to a denial of responsibility. The DTC had made a number of attempts to find the right route to alert the relevant authority and was waiting for a response from SCDC Enforcement. This would be followed up week beginning 23/7/18. It was agreed that the DTC would also contact the residents effected and suggest they pursue Persimmon directly themselves.

9.2 Taylor Wimpey

The email relating to the explanation of a proposed amendment to the site layout for the Fairfield Road development had been discussed and actioned in agenda item 6 above.

9.3 Report on meeting held with Katherine Scott and Philip Rowson (SCDC) on 27th June (Cllr Garrett, Cllr Beal and the Deputy Town Clerk)

The DTC distributed the notes of the meeting regarding the variations and deviations from the original plans on the Persimmon development on Mount Pleasant. There was a low expectation of a satisfactory conclusion with regard to remedial works. Cllr Collins wished it to be recorded that he remains very disappointed with the whole process. He felt that SCDC enforcement were powerless to ensure that developers built to the agreed plans. When developers flagrantly deviate from the plans for their own advantage, he felt nothing ever seemed to happen to them, and yet, private individuals who made a small error always felt the weight of SCDCs enforcement. It was agreed to put the report of the meeting on the Full Council agenda.

The second part of the report on the process of deferring planning applications to the SCDC Planning committee was more encouraging. The offer by SCDC for FTC officers to contact them directly in cases where their recommendation differed to that of FTC and required a response from FTC within five days was welcomed. It would then be possible for FTC officers to share this information with members of the Planning Committee who would then confer by email and formulate a considered response which would be communicated back to SCDC within the deadline. It was understood by the Chairman that a demonstration of local knowledge and local need did have weight with the SCDC Planning committee.

10. 2018/19 Action Plan:

The Town Clerk would update the Action Plan in conjunction with the Committee Chairman.

It was noted that the estimations for Housing Needs were nearly two years old. It was agreed for the Town Clerk to approach SCDC in the Autumn to request an update.

11. Matters of report or items for next agenda:

The DTC reported that he would email the SCDC Head of Planning (cc CCllr Burroughes and DCllr Hudson) again seeking a meeting to discuss the SCDC Scheme of Delegation.

12. Next meeting date:

No Meeting in AUGUST

Monday 17th September 2018 at 8.00pm (*Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting*)

The meeting concluded at 8:05pm