

FRAMLINGHAM TOWN COUNCIL

DRAFT Minutes of the meeting of the Town Council held at The St John Ambulance Westbury Centre, Fairfield Road, Framlingham on Thursday 7th February at 7.30pm.

The Chairman advised that the meeting was being recorded

1. APOLOGIES:

Apologies were received and accepted from DCllr Hudson and CCllr Burroughes.

Present:

Cllrs: Ms S Bennell, Mr D Beal, Mrs L Clouting, Mr P Collins (Chairman), Mr C Eastwood, Mr S Garrett, Mr S Hopkins, Mr J Jones, Mr G Kitching, and Mr B Roberts and Mr J Simpson.

IN ATTENDANCE:

Mrs Eileen A Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk) thirteen members of the public and one member of the Press.

2. MINUTES OF PREVIOUS MEETING:

217219 Cllr Clouting proposed the minutes of the previous meeting be approved as an accurate record which was seconded by Cllr Garrett with all in favour. The Chairman then signed the minutes.

3. DISPENSATION REQUESTS RECEIVED:

None Received.

4. DECLARATIONS OF INTEREST:

Cllr Beal declared an interest in Agenda item 10 (Persimmon)

Cllr Bennell declared an interest in Agenda item 10 (Buckmaster)

Cllr Collins declared an interest in Agenda item 10 (Mowbrays)

Cllr Hopkins declared an interest in agenda item 9 (Hour Community)

All of whom signed the interest book.

5. ADJOURNMENT:

517219 The Chairman proposed an adjournment for the following items which was approved.

5.1 Police Matters:

No report.

5.2 Report by County Councillor:

A report had been circulated prior to the meeting.

5.3 Report by District Councillors:

A report had been circulated prior to the meeting.

5.4 Report from Friends of Framlingham Library Group rep:

Cllr Bennell reported that the Saturday morning Lego Club which was re-started in the New Year is proving popular. The Worry Tree has started holding regular drop-in sessions in the Library. Fair Trade Fortnight will be supported by a FT Raffle along with displays and free samples of Divine chocolate – the theme this year being all about the cocoa farmers who provide the essential ingredient.

5.5 Report from Greener Fram/Community Garden rep:

Cllr Bennell reported that Greener Fram had a very successful open meeting recently with a couple of projects being progressed. The next Swap and Mend would be held on 9th February in the Unitarian Meeting House.

5.6 Public Comment:

The Agent for the proposed development at The Woodyard spoke in favour of the development, explaining it was a more efficient use of the land available, and reflected the need for smaller one-story buildings.

A person spoke about the concrete blocks at the bottom of Mount Pleasant reflecting that they had been there for some time now.

The Chairman suggested this be addressed by the Rights Of Way, Highways and Lighting Committee. Three people spoke in objection to the development at The Woodyard. They all felt this was an example of overdevelopment coupled with Vycy Road being crowded already, and the development would eliminate a wildlife corridor.

The Representative from the Hour Community reported a hectic month. Sadly the ‘Worry Bus’ that had been donated was not roadworthy and would not be in service.

A member of the public spoke about a number of blocked gullies in the town.

The Chairman suggested this be addressed by the Rights of Way, Highways and Lighting Committee.

The person then asked about the progress of CCTV in the town – especially after some recent anti-social behaviour at night. The Chairman replied that the issue of CCTV was already under consideration by the PR and Markets Committee. A person spoke in support for the Hour Community proposals to develop land to the west of the High School.

6. RECONVENE:

617219 The Chairman reconvened the meeting.

7. CORRESPONDENCE:

None-

8. TRAINING/ CONFERENCES/EVENTS:

None.

Committee Recommendations and Business:

9. PRESENTATION:

917219 The Chairman proposed to adjourn the meeting for the next item which was agreed.

Nick Corke – HOUR Community – land to the west of Thomas Mills High School

Before Mr Corke’s presentation, Cllr Jones asked what he wished from the Town Council. Mr Corke replied that he wanted ‘an agreement in principle’ for the Hour Community’s proposals.

Mr Corke then gave a presentation on the Hour Community’s initial proposals for land adjacent to Thomas Mills High School. The vision was for a hub which could be used as a multi-function building including community centre, business units, park and ride and a coach park for the school on 6 acres of land. He confirmed that he was in discussion with the land owner and progress would be dependent on the land owner gaining permission to build a number of dwellings on the site. He noted that although the budget has not been formally developed, the estimated total cost would be in the region of £3.5M, but it would not require pump priming funding. Responding to a number of questions Mr Corke confirmed that the project was one that would be operated by Hour Community, would require CIL funding and was dependant on the land owner obtaining Planning Permission for a number of dwellings.

927219 The Chairman proposed to re-convene the meeting, which was agreed.

937219 Cllr Garrett proposed that the Town Council agree to explore further the proposals presented by Mr Corke with Hour Community, which was seconded by Cllr Kitching with all in favour.

10. PLANNING COMMITTEE:

The following planning decisions were noted:

- **DC/18/4946/FUL Mr & Mrs N Nekrews – Green Howe, 13 Saxtead Road – Refused**
- **DC/18/5007/LBC Mr Stearn – Gatewood Farm House Lampard Brook – Withdrawn**
- **DC/18/1630/FUL – Christian Science Society, 22 Fore Street – Planning Permission.**
- **DC/18/4052/FUL Mr & Mrs Biggs – Foresters Hall, 6 Albert Road - Withdrawn**

The following planning applications were considered:

- **DC/18/5221/FUL Mr B Frenzel – The Woodyard, Vyces Road – erection of 10 single-storey dwellings as an alternative scheme to the existing permission granted under DC/15/1090/FUL**

1017219 The Chairman proposed to adjourn the meeting for questions to be put to the Agent, which was agreed.

Cllr Garrett asked why there had been an increase in the number of homes from 5-10. The agent replied that this was down to the experience of the developer.

1027219 The Chairman proposed to re-convened the meeting, which was agreed.

1037219 Cllr Garrett proposed to reject the application on the following grounds: The Town Council felt that this was an example of overdevelopment. The number of parking spaces does not meet the required standards, the development would remove a wildlife corridor and a number of mature trees. In addition, the access road – Vyces Road, is small and already heavily congested. The Town Council appreciates the

need for smaller houses but feels that the number and density in this location is not appropriate, which was seconded by Cllr Simpson with all in favour.

- **DC/18/5274/FUL Mr & Mrs J Todd- 43 The Mowbrays** – proposed first floor structure and front porch to existing single-storey dwelling

1047219 The Town Council SUPPORTED the application, with one abstention due to interest.

- **DC/18/5264/FUL Mr & Mrs D Alborough – The Willows, Lampard Brook** – Alterations and extension to existing dwelling

1057219 The Town Council SUPPORTED the application.

- **DC/18/5225/FUL Mrs I Owen – 1 Buckmaster Meadow, Station Terrace** – rear extension and side extension to ground and first floor

1067219 The Town Council OBJECTED the application, with one abstention due to interest. The Town Council felt that there were insufficient car parking spaces for the increase in bedrooms in this application. It is also not clear whether an existing planning permission for this dwelling for a loft conversion added yet another additional bedroom.

- **To consider any Referral of Planning Applications received prior to the meeting:**

None received.

- **Suffolk Coastal District Council Final Draft Local Plan Consultation 14th January – 25th February:**

Cllr Garrett reported on the Draft Local Plan Consultation. He noted that there was very little direct reference to Framlingham due to the fact that the town had a Neighbourhood Plan in place. He reported that the subject was on the agenda for the next Planning Committee where the Town Council's final response would be formulated and agreed. So far, he had been unable to establish why the town is expected to allow a further 100 homes, up from 50, during the lifetime of the plan, which was through to 2036. He understood the expectation was that such development would be in the later stages but there was no guarantee of this.

- **Report on meeting held with SCDC and Persimmon on site regarding installation of bus shelter and to consider replacement for the kee-klamp type railings with either wood or metal to match existing.**

Cllr Collins reported on the meeting with Persimmon, SCDC and SCC on site and the last Liaison Meeting. With regard to the second bus shelter, he understood that SCC were in discussion with Persimmon over exactly where any second bus shelter could be sited. Persimmon had agreed to replace the kee-klamp type fencing with either black estate type metal railings or wooden post and rail.

1077219 Cllr Collins proposed that a black metal fence would be more suitable which Cllr Jones seconded and with one abstention due to interest, all were in favour. Cllr Collins concluded by noting that he expected one further liaison meeting before these matters were referred back to SCDC Planning Committee. Cllr Garrett asked if Persimmon had supplied Mr Beal with the original topographical survey and Mr Beal confirmed that he had not received it as yet.

- **Planning matters of report/items of information only:**

None.

11. PUBLIC RELATIONS AND MARKETS COMMITTEE:

- **Introduction to the proposals for free town centre wi-fi:**

Cllr Clouting reported that members along with representatives of SCDC and Framlingham Business Association were exploring the potential and possibility for free Wi-Fi in the town centre. She reported that the idea had been very well supported in a social media survey, and while it was very early days, she felt it was very exciting and could be very positive for the town. This matter would be further discussed at the next Committee meeting before any recommendations were made to Full Council.

12. RIGHTS OF WAY, HIGHWAYS & LIGHTING COMMITTEE:

- No business.

13. LANDS COMMITTEE:

1317219 Cllr Bennell proposed to approve the committee's recommendation to accept the quotation from Kindlewood at £325 for the hedge/tree cutting and bramble clearance on the Pageant Field, which was seconded by Cllr Simpson with all in favour.

1327219 Cllr Bennell reported that three quotations had been received for pollarding and reducing the height by 40% of the lime trees in the Churchyard along the boundary with Church Street. After some discussion on timescales and clearance of vehicles in Church Street for the duration of the work it was felt that the quotation from Eastwood Tree Services which included the cost for a one-day road closure be accepted at a total cost of £4,000 from the allocated Tree Work Budget 1613, which was seconded by Cllr Simpson and with one abstention all were in favour.

14. FINANCE AND STRATEGIC PLANNING:

1417219 Cllr Jones confirmed the BACS payments approved at the January 2019 meeting had been paid as agreed and the bank print out verified and signed by two Councillors.

1427219 The details of balances of all bank accounts were noted.

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.

Cllr Jones reported that the investment accounts had been restructured to show appropriate investments in each account.

1437219 Cllr Jones proposed to approve the payment of current invoices which was seconded by Cllr Garrett with all in favour.

The Hold Project:

The Town Clerk noted that details had been circulated and the press release issue. She also noted that the deadline for the receipt of items for the Time Capsule had been extended to the 15th February and that the Capsule would be buried at 2pm on the 28th February, when all were welcome to attend.

St Michael's Rooms – update on lease discussions:

Cllr Kitching reported on the progress of the Working Group, and noted that following lengthy discussions and legal advice, that it had not been possible to agree on the terms of the lease. This was due to conflicting obligations suffered by the PCC and the Town Council. Cllr Kitching reported that both the Town Council and the PCC were committed to finding a way forward, and he hoped to deliver better news soon.

1447219 Cllr Collins proposed to exclude the press and public for the next item by virtue of the Public Bodies (Admissions to Meetings) Act 1960 s1 (2) because of the confidential nature of the business to be transacted:

Members of the Public, Press, the Town Clerk and Deputy Town Clerk left the room.

It was noted that the annual review of staff contracts and salaries had been carried out and completed.

1457219 The recommendations put forward by the Committee were all unanimously approved.

The Press and members Public along with the Town Clerk and the Deputy Town Clerk returned to the room

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

None.

16: DATE OF NEXT COUNCIL MEETING:

The next Town Council meeting will be held on **Thursday 7th March 2019 at 7.30pm** in The St John Ambulance Westbury Centre Fairfield Road Framlingham.

The meeting closed at 9:16pm.