

**DRAFT Minutes of the Planning Committee Meeting held on Monday 18th February 2019 at 8.00pm in
The Cell, The Old Court House, Bridge Street**

1. Apologies:

Apologies were received and accepted from Cllr Roberts.

Present:

Cllr D Beal, Cllr P Collins, Cllr C Eastwood, and Cllr S Garrett (Chairman).

In Attendance:

Mr J Overbury (Deputy Town Clerk) and 8 members of the public.

2. Declarations of Interest:

Cllr Beal declared an interest in agenda item 6 (Howard Close) and item 9 (Persimmon)

Cllr Collins declared an interest in agenda item 6 (43 Mowbrays)

Both signed the Interest Book.

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on Monday 21st January 2019 (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Eastwood with all in favour.

The Chairman signed the minutes.

4. Public Comment:

Cllr Garrett proposed to adjourn the meeting for public comment which was agreed.

The Chair of the Framlingham Residents Association urged the Town Council to maintain its pressure on Persimmon Homes to improve the design elements of the development at Mount Pleasant.

Three residents of the Mount Pleasant development reported that they felt unwelcome in the town due to the negative publicity about the development. Cllr Garrett voiced regret for their feelings and stressed that it was not the Town Council's intention for them to feel unwelcome only to ensure that all developments in the town were built to the agreed design standards. Another resident of the development expressed hope that SCDC would enforce the design issues. Cllr Garrett asked if there was anything specific and the answer given was a request to ensure that the landscaping was improved including more trees and hedges planted. Another person asked if any member of the public could attend the SCDC planning meeting. Cllr Garrett confirmed that any member of the public could attend but would have to request to speak.

Cllr Garrett then re-convened the meeting.

5. Planning decisions received prior to the meeting:

The following planning applications were noted:

DC/18/5039/FUL Rosie Rowell 2 Norton Way. Planning Permission (FTC supported)

6. Planning applications received prior to the meeting:

The following planning applications were considered:

DC/19/0053/VOC Mr and Mrs Hall Land at Walnut cottage, New Street.

Variation of DC/18/2818/VOC.

6121119 The Committee **SUPPORTED** the application

DC/19/0459/FUL Mr John Kelleway Great Lodge Farm

Single storey extension containing car port, storage and study.

6221119 The Committee **SUPPORTED** the application

DC/19/0540/FUL Mr Allan Potter, Station Road. Erection of single storey business unit and first floor extension to filling station.

6321119 The Committee **SUPPORTED** the application

DC/18/0206/FUL Mr Danny Eustace, 9 Howard Close. Single storey rear extension.

6421119 The Committee **SUPPORTED** the application

7. SCDC Potential Referral of planning applications:

DC/18/5274/FUL 43 Mowbrays. Trigger point 3.

Cllr Garrett proposed to send SCDC the following additional comments about this application which was seconded by Cllr Beal and with one abstention due to interest all were in favour.

DC/18/5274/FUL 43 Mowbrays Framlingham – First Floor Structure

Framlingham Town Council Planning Committee considered this potential referral at the Planning Meeting Last night.

The Town Council originally supported this application without the full knowledge of the layout with respect to the neighbouring properties, as they were not shown on the plans submitted.

The Planning Committee has looked again at the drawings, and asks SCDC Planning department to measure the distances and angles of the proposed extension from neighbouring properties, in accordance with SPG16 (and in particular section 5 of SPG16) with regard to loss of privacy and loss of daylight. Framlingham Town Council also asks this case to be referred to SCDC Planning Committee for consideration

8. Correspondence received since the last meeting:

None.

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

It was agreed that Cllr Garrett would attend the SCDC Planning meeting on the Town Council's behalf. It was also agreed that the substance of his opportunity to speak at the meeting would contain these elements:

As a result of previous conditions that had not been met, that the decision by SCDC should be deferred until the satisfactory outcome of the following issues:

- Landscaping to be improved with more hedges and trees planted
- The issue of the northern boundary be addressed
- The windows facing the public at the front be improved.
- That the conditions must be enforced.

Cllr Garrett suggested that he would draft and circulate a form of words for him to read at the SCDC meeting which members of the Planning Committee would then comment on. This was agreed.

10. Asset of Community Value applications

No further information would be available until after the deadlines for the applications of 5th and 20th March respectively.

11. SCDC Local Plan Review

The committee instructed the DTC to try and establish if there were any legal grounds to challenge SCDC on its request to increase the number of new dwellings recording in Framlingham Neighbourhood Plan from 50 to 100.

12. 2018/19 Action Plan:

No updates.

13. Matters of report or items for next agenda:

None.

14. Next meeting date:

Monday 18th March 2019 at 8.00pm (Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

The Meeting ended at 9:18pm.