

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

1. Apologies:

None all present.

Present:

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

In Attendance:

Mr J Overbury (Deputy Town Clerk)

2. Declarations of Interest:

Cllr Beal declared and interest in agenda item 9 (Persimmon)

3. Minutes of previous meeting:

Cllr Garrett proposed the minutes of the previous meeting held on Monday 18th February 2019 (circulated in draft form prior to the meeting) were approved as an accurate record, which was seconded by Cllr Collins with all in favour.

The Chairman signed the minutes.

4. Public Comment:

None.

5. Planning decisions received prior to the meeting:

The following planning decisions were noted:

DC/18/5221/FUL - The Woodyard Vyces Road Framlingham IP13 9RJ – Application withdrawn.

DC/18/5264/FUL - The Willows Lampards Brook – Application withdrawn

DC/18/4537/FUL – 43 Saxmundham Rd – planning permission granted.

6. Planning applications received prior to the meeting:

The following planning applications were considered:

6118319 DC/19/0840/FUL Mr and Mrs D Bishop, Two storey and single storey rear extension, 56 College Road.

The Committee SUPPORTED the application.

6218319 DC/19/0914/FUL Mr James Coward, Rear single storey kitchen extension and west two storey bedroom extension, 33 Fulchers Field.

The Committee OBJECTED to the Application. Framlingham Town Council felt that the quality of the drawings and the information submitted in the application was insufficient to judge the effect of the extension on the neighbouring property no23, which is already very close. It was not possible to judge the effect on the neighbouring property in terms of privacy and light in relation to SPG15.

DC/19/0866/FUL Mr B Frenzel, erection of 9 single storey buildings, The Woodyard, Vyces Rd

6318319 The Committee OBJECTED to the application.

The Town Council wishes to repeat its previous objection to the same development for the same reasons: “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”. In this new application, the loss of the wildlife corridor is further exacerbated due to the fact that some of the dwellings have been made larger and there is less space in this proposal than the previous one. The increase in size of three of the dwellings from two to three bedrooms is contrary to the local need and conflicts with the design statement. The increase in the number of bedrooms also further impacts on the required number of parking spaces which the Town Council already feels to be insufficient.

7. SCDC Potential Referral of planning applications:

None Received.

8. Correspondence received since the last meeting:

8.1 E-mail from resident regarding proposed bus shelter Mount Pleasant.

The Chairman of the Town Council wished to minute the fact that at no time during the site visit did Framlingham Town Council support a bus shelter located outside Mount Pleasant Farm. Furthermore, he wished to record the Council's disappointment that the notes of the site visited were not shared with the Town Council prior to them being published as part of the Agenda for the SCDC planning meeting on 21st February 2019. Cllr Garrett proposed to write a letter to the SCDC (cc-ed to the Resident) strongly objecting to the accuracy of the notes, which was seconded by Cllr Roberts with all in favour. The form of words to be used was to be agreed between the Town Clerk and the Chairman on the Town Council Planning Committee. A further letter would be written to the resident explaining the Town Council's position on the matter.

8.2 E-mail from resident regarding development on Victoria Mill Road.

It was agreed that the Chairman of the Committee and the Town Clerk draft a letter to the resident. The letter would explain that the Town Council had no knowledge of any development plans for that area, and indeed it would have no knowledge of any plans until a planning application was submitted to SCDC. It would go further to explain that the Neighbourhood Plan has no significant developments scheduled until 2031. Beyond that date and up to 2036 the District Council's local plan requires Framlingham to allow a further 100 houses to be built in Framlingham. It is likely that the Town Council would not support any significant development outside these plans. The letter would also explain that developers often speculatively survey areas and this by no means there will be an imminent development.

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

Cllr Garrett proposed to write to the SCDC Portfolio Holder for Planning and the Chair of the SCDC Planning Committee stating that SCDC have accepted that mistakes had been made and have stated that 'things should change'. What changes did they intend to make to ensure that these mistakes are not repeated, which was seconded by Cllr Eastwood with all in favour.

10. Asset of Community Value applications

10.1 Foresters Hall

This application was not made by FTC and the outcome was not known.

10.2 Old Court House

Result of application expected soon.

10.3 Conservative Club

Result of application expected soon.

11. 2018/19 Action Plan:

No updates.

12. Matters of report or items for next agenda:

The May Planning Meeting has been cancelled.

13. Next meeting date:

Monday 15th April 2019 at 8.00pm (Approximate timing – to follow the Rights of Way, Highways & Lighting Committee meeting)

The Meeting closed at 9:20pm