

DRAFT Minutes of the Planning Committee Meeting held on Monday 27th July 2020 at 8.00pm Via Zoom.

1. Apologies:

None, all present

2. Present:

Cllrs D Beal, P Collins, C Eastwood, S Garrett, (Chair), P Wraight.

3. In Attendance:

James Overbury, Deputy clerk, and 10 members of the public.

4. Declarations of Interest:

Cllr Wraight declared an interest in 8.1

Cllr Beal declared an interest in 10

The Deputy Clerk initialled the minute book.

5. Minutes of previous meeting:

Cllr Garrett proposed that the minutes of the previous meeting were an accurate record which was seconded by Cllr Eastwood with all in favour.

6. Public Comment:

The Chair proposed to suspend the meeting for public comment which was agreed.

The representative from the Hour Community told the meeting that it was interested to learn if Community Infrastructure Levy (CIL) would be avoided by the developer as the proposed development was promoted as self-build. The Hour Community would also welcome the Town Council's views on the potential purchase of the garages at Fairfield Crescent by the Hour Community.

Five residents spoke of their objection to the proposed development by LeaperLand developers on the green field site on Victoria Mill Road. The resident's observations were noted for any future planning application. Cllr Garrett told the meeting that the Town Council would not be able to formally comment as there had yet to be a planning application, but thanked the residents for their comments and observations which were useful to the Town Council.

The Chair reconvened the meeting.

7. To note any planning decisions received prior to the meeting:

The Following decision were noted.

7.1 DC/20/1757/FUL Land and Buildings at Lampardbrook Farm Kettleburgh Road Framlingham IP13 9SB FTC OBJECTED – Application Withdrawn

7.2 DC/20/1757/FUL Renovation and alterations to the barns and outbuildings relating to the proposed changes of use. FTC OBJECTED – application withdrawn

8.7 DC/20/1753/VOC Variation of Condition Nos. 2, 3 and 5 of DC/19/0053/VOC to allow for the phasing of the development (following approval of Variation of Conditions 2 and 5 of DC/18/2818/VOC - for the phasing of Plot D) Land at Walnut Cottage New Street Framlingham Suffolk IP13 9RF

8. To consider any Planning applications received prior to the meeting:

8.1 DC/20/2383/FUL Two storey rear extension, front porch extension and minor external alterations
Elm View Kettleburgh Road Framlingham Suffolk IP13 9SD

Cllr Garrett proposed to SUPPORT the application which was seconded by Cllr Eastwood, and with one abstention due to interest, all were in favour.

8.2 DC/20/2356/OUT Outline Application (Some Matters Reserved) - 4 dwellings along with associated external works including access from Clarke Drive Station Terrace/ Clark Drive Framlingham Suffolk

Cllr Garrett proposed to OBJECT to the application for the reasons stated below, which Cllr Beal seconded with all in favour.

Framlingham Town Council OBJECTS to this application as access is via a narrow road with dangerous corners - Victoria Mill Road. Access via Station Terrace is also not suitable due to its narrow (3m) nature and the services (drains) are very shallow and would not stand up to construction traffic.

The Framlingham Neighbourhood Plan FRAM 26 specifically calls for appropriate access. There is also no provision for affordable accommodation as stated in Fram 26. Furthermore, the Housing Mix is also not aligned to FRAM 3.

8.3 DC/20/2475/FUL Alterations and additions to enlarge the dwelling house to accommodate 5 children and 2 adults. 22 Danforth Drive Framlingham Suffolk IP13 9HH

Cllr Garrett proposed to SUPPORT the application with the conditions set out below, which was seconded by Cllr Collins with all in favour.

Framlingham Town Council SUPPORTS this application provided that there are three off street parking spaces provided in accordance with Suffolk Parking guidelines, and the building line does not encroach on any footpath or any other property.

At this point in the meeting it was agreed to take items 10 and 11 out of order as the agenda was full and this would allow the public to hear issues of interest to them earlier in the evening. These minutes will continue in agenda order.

8.4 DC/20/2503/FUL Alterations, demolition of existing modern extension, and erection of new side extension to existing dwelling. Gatewood Farm Lampard's Brook Framlingham Woodbridge Suffolk IP13 9SB

Cllr Garrett proposed to SUPPORT the application, which was seconded by Cllr Eastwood with all in favour.

8.5 DC/20/2516/OUT Outline Application (All Matters Reserved) - Residential Development for 9no. Dwellings Comprising New Builds and the Conversion and Demolition of Existing Agricultural Buildings Little Lodge New Road Framlingham Suffolk IP13 9JE

Cllr Garrett proposed to OBJECT to the application for the reasons set out below, which was seconded by Cllr Collins, with all in favour.

The proposed development is outside the settlement and the development area as defined by the Framlingham Neighbourhood Plan. The development is on a narrow road close to a sharp bend. The land is currently not brown field but agricultural which would also require a change of use application.

8.6 DC/20/2504/LBC alterations demolition of exiting extension erection of new extension Gatewood farm Lampard's brook IP139SB

Cllr Garrett proposed to SUPPORT the application, which was seconded by Cllr Eastwood with all in favour.

9. SCDC Potential Referral of planning applications:

There were no applications to be referred but it was agreed that the Deputy Clerk would speak to the case officer regarding all applications the Town Council objected to.

10. Correspondence received since the last meeting:

10.1 12 emails regarding Land off Victoria Mill Road

There had been 12 emails and letters from residents objecting to the proposals from Leaperland. Cllr Garrett summarised the responses:

The Deputy Clerk had been sent an article from a newspaper about a similar development by Leaperland in North Norfolk which he would share with the Committee.

Regardless of their being no formal planning application it was agreed, due to the fact that there had been significant local concern resulting from the developers attempts to consult the town, that the Town Council write to the head of planning concerning the developer's approach.

The letter would specify a number of facts:

- The pre application advice given to the developer (obtained by a resident making a freedom of information request to ESC) did not reflect the Framlingham Neighbourhood plan,

- The fact that the Framlingham Neighbourhood plan stated that the site was earmarked for 30 and not 50 units,
- It would remind ESC that Framlingham had already exceeded its quota for houses in the Local Plan
- The neighbourhood plan stated that this site was planned to be developed after 2025
- Framlingham was not expected to have any further major developments until after 2031.

10.1.1 email from DCllr Cook re above

Noted.

10.2 email regarding Garages at Fairfield Crescent

Noted

10.3 E-mail regarding proposed off shore wind farm

This was agreed to be referred to Full Council to consider.

11. Land Off Victoria Mill Road – FRAM 25

This issue was considered in 10 above.

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

11.1 Next Liaison meeting:

There had been no further response from Persimmon regarding a date for a meeting on site. It was agreed the Deputy Clerk would press for a date.

13 Fairfield Crescent Garages.

Noted.

14. To discuss the recent Town Survey with regard to Housing and Planning issues, and determine if any action should be taken by Framlingham Town Council. The survey documents were circulated by the Clerk subject “Fwd: Town Survey - Data Analysis” sent Tue 02/06/2020 12:35

It was agreed that Councillors would alert Cllr Hine directly if there were other issues that required further analysis from the data.

15 National Rural Strategy – Consultation

It was agreed that Cllr Garrett would draft a form of words to be agreed with the Clerk and for this response to be sent the following day.

16: East Suffolk Council

16.1 Electronic Planning application issues

The teething problems appeared to be settling down but it was agreed that Cllr Garrett and the Deputy clerk would continue to cross reference applications and decision and for any further issues to be logged.

16.2 Pre-Application Advice process

The Deputy clerk was asked to investigate further the legislation and to search for any case law on the publication of any pre application advice.

17 2018/19 Action Plan:

Updates:

None.

18 Matters of report or items for next agenda:

None

19 Next meeting date:

Monday 21st September 2020 at 20:00

The meeting concluded at 9:52pm.