

Report of the Planning Committee Meeting held on Monday 21st June 2010 at 8.15pm

1. Apologies:

Mr R Parlone

Present:

Ms S Bennell, Mr K Coe (Chair), Mr N Corke, Mr M Ellison-Taylor, Mr D Gray, Mrs J Lelliott and Mr J Lucas

In Attendance:

Mrs E Coe (Town Clerk) and six members of the public

2. Public Comment

The meeting was adjourned to allow members of the public to speak. All the public present voiced their concerns relating to application C10/1248/FUL. Questions were asked: what are the reasons behind the amendments? Why is the exit/entrance for emergency only, why is this not opened up permanently? There were concerns that there will be a high number of vehicles using one access. It was noted that 40% of the units are now 3 storey, and it was felt that this may set a precedent for the Station Road development, where 4 storey dwellings may then be considered as acceptable.

The meeting was reconvened.

3. The following planning decisions were noted:

C10/0601/FUL Flagship Housing Group – 13 Fairfield Road - withdrawn

4. The following Planning applications were considered:

Mr Ellison-Taylor declared an Interest in the next item and signed the Interest Book.

C10/1248/FUL Mr R Eburne – Hopkins Homes Ltd – OS 1314 Castle Brooks-

Erection of 65 dwellings, construction of estate roads and provision of public open space to an amended layout and design from that approved under planning permission C07/1874/FUL

There was some discussion and it was noted the new application has added to the problem of overlooking, causing intrusion by creating 3 storey units, where 2 ½ storey was more acceptable and would not set a precedent for future development in the town. A Barrack-block like building has replaced the more pleasing curved design in the first application, and there is overshadowing of neighbouring properties, where units have been moved closer to the boundary. There are instances where Hopkins Homes Ltd has conflicted with their own ideas. The application states that the design fits in with surroundings and does not cause any bother to neighbouring residents. It was felt that this is clearly incorrect as there is potential for the movement of a minimum of 100 extra vehicles per day. It was noted that the road design is a slight improvement, but the overall design of the amended application is poor, cheapens and reduces the standard of the development.

Height and appearance AP19 Design

The members unanimously objected to the application due to the poor design which would seriously detract from the character of the surroundings (AP19) and the height and appearance of the 3 storey dwellings, which it is felt may set a precedent for future development in the town. The original application for 2 ½ storey was much more acceptable.

C10/1244/FUL Mr F Ryan – Broadwater Barn and adjoining land, Broadwater Farm – conversion of barn and outbuildings to form two holiday units (renewal of planning permission C05/0812)

The members supported the application.

C10/1323/FUL Mr R Hardy – Castle Winds, Badingham Road – erection of single-storey extension (demolition of existing conservatory)

The members supported the application.

C10/1253/FUL Mr I Stennett – 4 Bridge Street – Change of use from A1 retail use to residential accommodation in connection with existing residential use of premises

The members unanimously objected to the application due to the loss of another local shopping facility in the town centre.

C10/1273/FUL Mr Sykes and Mrs Barker – 42 Double Street – erection of single-storey rear extension (existing outbuildings to be demolished) and replacement of UPVC windows and rooflights

The members supported the application.

C10/1274/LBC Mr Sykes and Mrs Barker – 42 Double Street – internal and external alterations and additions

The members supported the application.

C10/1428/LBC Mr & Mrs A Whiteley –Lincolns Barn, Brook Lane – various internal and external changes including the insertion of windows and roof lights
The members supported the application.

5. Correspondence received:

Mr Corke explained the content of the next item and declared an interest, signed the Interest Book and left the room.

Nick Corke – Trustee to the Mills Charity – item 2

Email regarding suggested possible social housing scheme proposal by the Mills Charity on land in Victoria Mill Road. The Town Clerk was requested to respond advising that members would be interested in a formal proposal and options for future development in due course.

Cascade – item 5

Letter regarding rural housing for rural people. It was noted that Hastoe Housing Association has already delivered a scheme in Kings Avenue with the Town Council, and are looking into a second phase, so they would be the preferred organization to work with.

Mrs J Aldridge –item 12

Copy of letter of objection sent to SCDC regarding planning application C10/1248 Castle Brooks. Noted.

Suffolk Coastal District Council – item 22

Letter regarding proposed update to the Outdoor Playing Space Contributions Schedule and requesting the Town Council checks the current details for any corrections or changes. The Town Clerk to respond.

Suffolk Coastal District Council – item 23

Core Strategy and Interim Planning Policy Guidance. Noted.

Suffolk Coastal District Council – item 24

Proposed supplementary planning document sport and play – requesting details on what existing indoor provision and associated equipment there is in the Parish and any shortfalls. This will form the baseline information on indoor facilities. Response required by 31st July. The Town Clerk was requested to provide a concise response.

Suffolk Coastal District Council – item 25

Letter in respect of the preparation of the LDF, also planning applications and enquiries, requesting details of current allotment provision in Framlingham, and how many names are on the waiting list. Response required within four weeks. The Town Clerk was requested to respond.

Ms Bennell declared an interest in the next item and signed the Interest Book.

Mrs E A Delany – item 29

Copy of letter sent to various organizations relating to the former SBN agricultural premises and outbuildings in Station Road detailing specific issues to be addressed prior to any commencement of demolition works on the site. The Town Clerk was requested to respond querying if there has been a full Health & Safety asbestos report carried out on the buildings.

Mrs S Miller – item 32

Copy of letter sent to MP Daniel Poulter relating to concerns to vehicle access restrictions on the proposed development in Castle Brooks. Noted

Mark & Ruth Heather – item 36

Copy of letter expressing objections to planning application C10/1248/FUL OS 1314 Castle Brooks. Noted

6. Matters of report or items for next agenda:

LDF update – forwarded to all members

7. Next meeting date:

Monday 19th July at 8.15pm